
UNIVERSITY
MOTEL
SUITES
4727

SITE INFORMATION
4727 12th Avenue NE
APN: 674670-1970
Zoning: SM-U 75-240 (M1)
Overlay: University District NW Urban Center Village
Lot Area: 4500 sf
Current Use: Single Family Residential

DEVELOPMENT GOALS
60 SEDUs + 7 EDUs
No Live/Work Units
No Commercial Space
No Parking

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PROJECT TEAM

DEVELOPER
David Sadis
9906 SE 5th Street
Bellevue, WA 98104

ARCHITECT + APPLICANT
Citizen Design
46 Etruria Street #201
Seattle, WA 98109
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E: jyoung@collaborativeco.com
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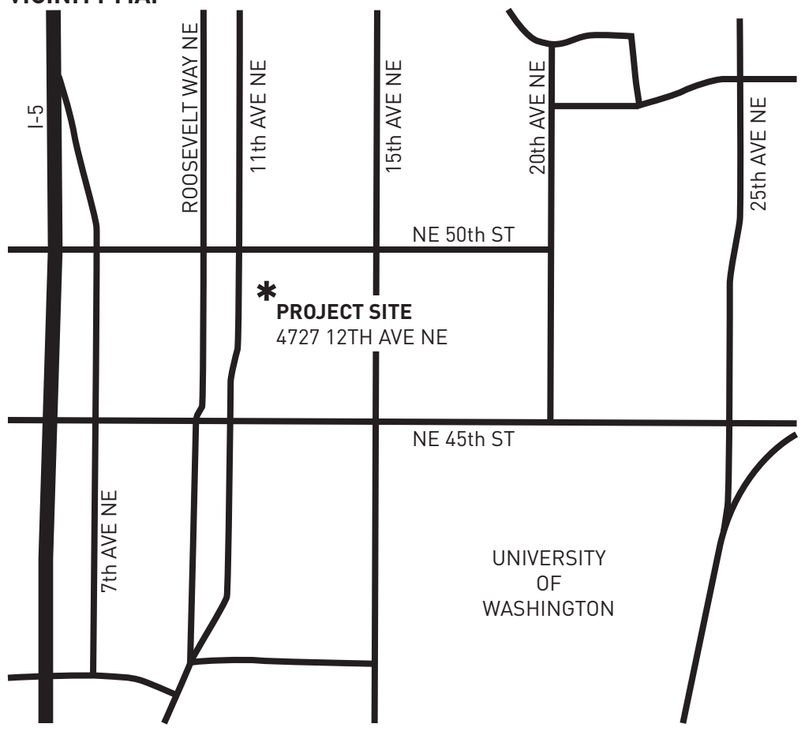
DESIGNER
Randall Spaan
333 Lakeside Avenue S
Seattle, WA 98144

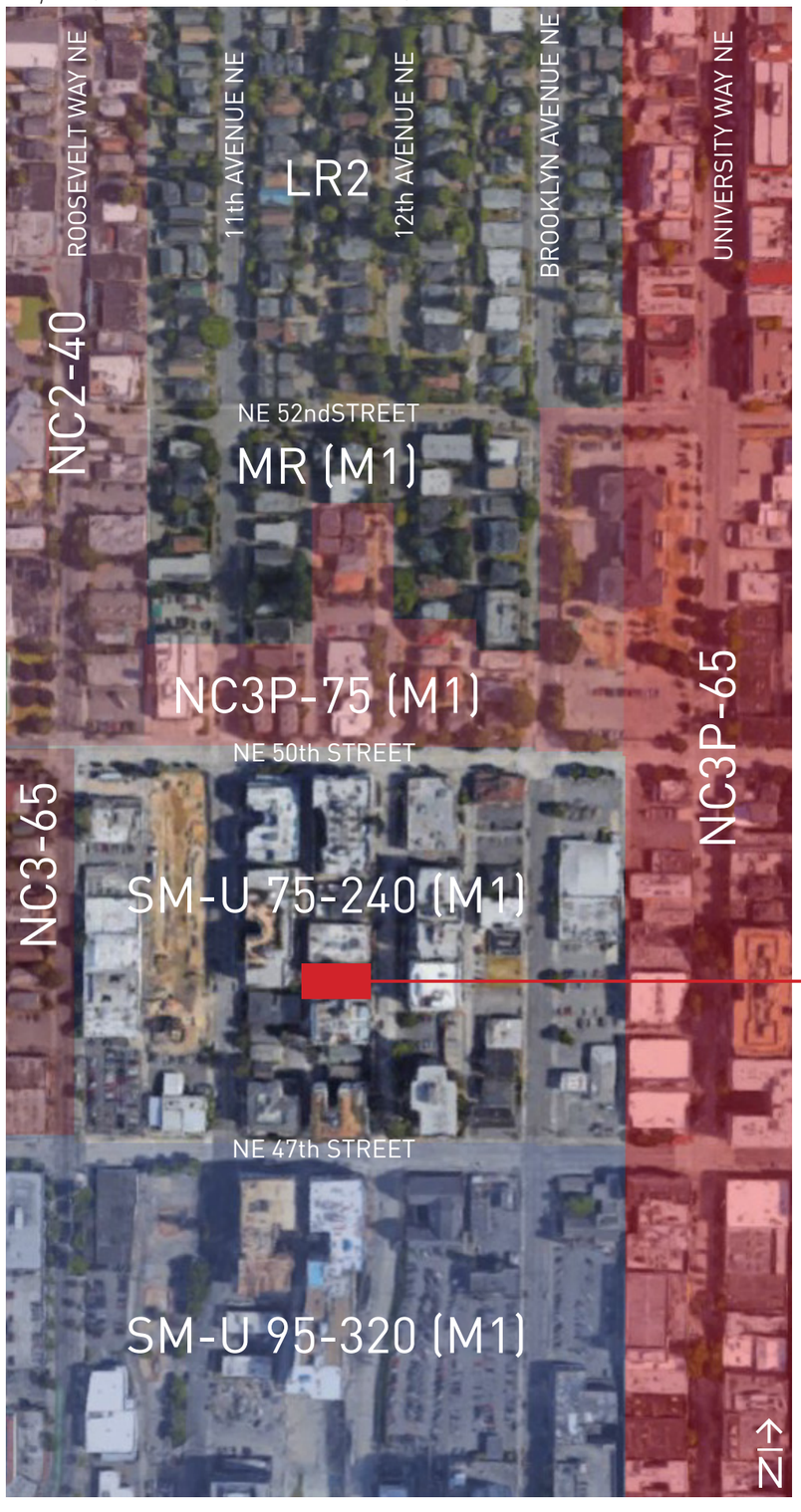
ARBORIST
Steve Cushing
ISA No.: PN-7629A
37463 18th Avenue S
Federal Way, WA 98003

VICINITY MAP



ZONING MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west



TRANSIT + ACCESS

University Way NE: Routes 45, 71, 73 + 373
Access to Loyal Heights, Greenwood, Wedgewood, Ravenna, etc.
NE 50th Street: Routes 67, 70, 74 + 355
Access to Northgate, Sand Point, Downtown Seattle + Capitol Hill
Future RapidRide: 11th Avenue NE + Roosevelt Way NE
Service to start in 2020

Bicycle lanes on Roosevelt Way, 11th Ave, 12th Ave + University Way

PROJECT SITE EXTENTS
4727 12TH AVENUE NE

TRANSIT + ACCESS MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west

IN-STREET BIKE LANES (BOTH WAYS)
University Way NE

NEIGHBORHOOD GREENWAY
12th Avenue NE

BUS STOP
UNIVERSITY WAY NE + NE 50th ST
ROUTES 45, 71, 73 + 373

BUS STOP
BROOKLYN AVE NE + NE 50th ST
ROUTE 70

BUS STOP
11th AVE NE + NE 50th ST
ROUTE 67

BUS STOP
ROOSEVELT WAY NE + NE 50th ST
ROUTES 67, 74 + 355

PROTECTED BIKE LANE (SOUTHBOUND)
Roosevelt Way NE

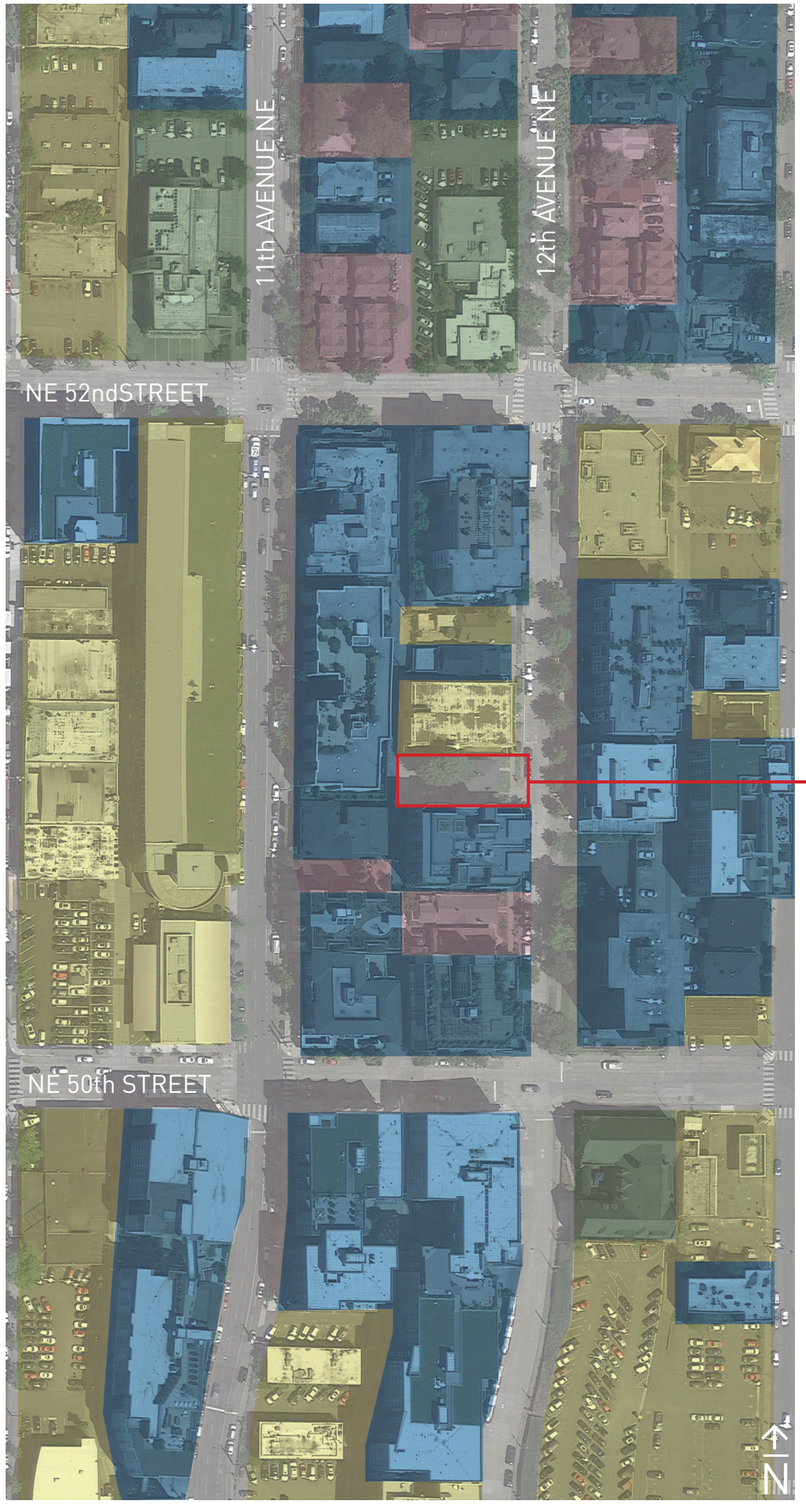
BUS STOP
11th AVE NE + NE 47th ST
ROUTES 67 + 74

IN-STREET BIKE LANE (NORTHBOUND)
11th Avenue NE

BUS STOP
12th AVE NE + NE 47th ST
ROUTES 49 + 70

BUS STOP
UNIVERSITY WAY NE + NE 45th ST
ROUTES 45, 71, 73 + 373

NEIGHBORING LAND USES



LAND USE SUMMARY

- Dominant land uses in vicinity are multifamily residential and commercial
- Some townhomes located north of 12th Avenue NE
- Some detached houses remaining from early 20th Century development
- Vicinity also includes a church, a fire station and a YMCA

PROJECT SITE EXTENTS
4727 12TH AVENUE NE

KEY

SINGLE FAMILY RESIDENTIAL
MULTI FAMILY RESIDENTIAL
COMMERCIAL
OTHER
(CHURCH, FIRE STATION + YMCA)

AMC THEATER
+ PERFORMANCE BICYCLE

UNIVERSITY PLAYGROUND

HOTEL DECA

UNIVERSITY LIBRARY

AUDI SEATTLE DEALERSHIP

PROJECT SITE
4727 12TH AVENUE NE

CROSS & CROWN CHURCH

SCARECROW VIDEO

YMCA

"THE AVE"

UNIVERSITY HEIGHTS
CENTER

SANCTUARY
ART CENTER

17th AVENUE NE
CENTERSTRIP

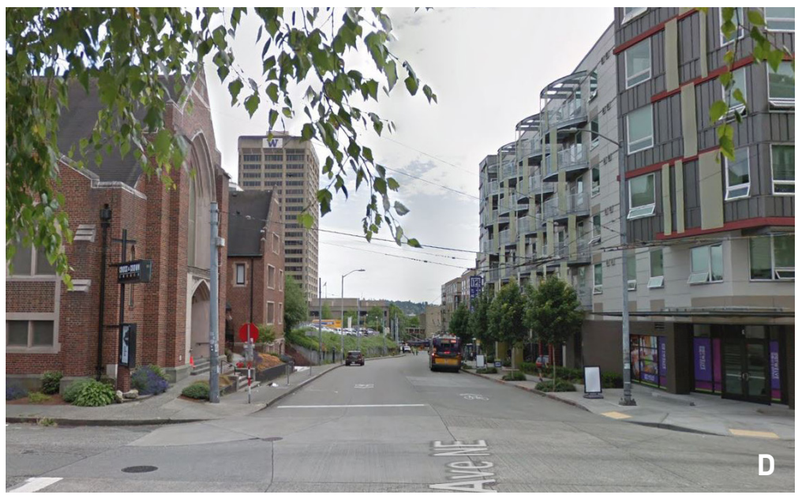
N

REFER TO SHEET 6 FOR
KEYNOTED IMAGES A-E

NEIGHBORHOOD VICINITY PHOTOS

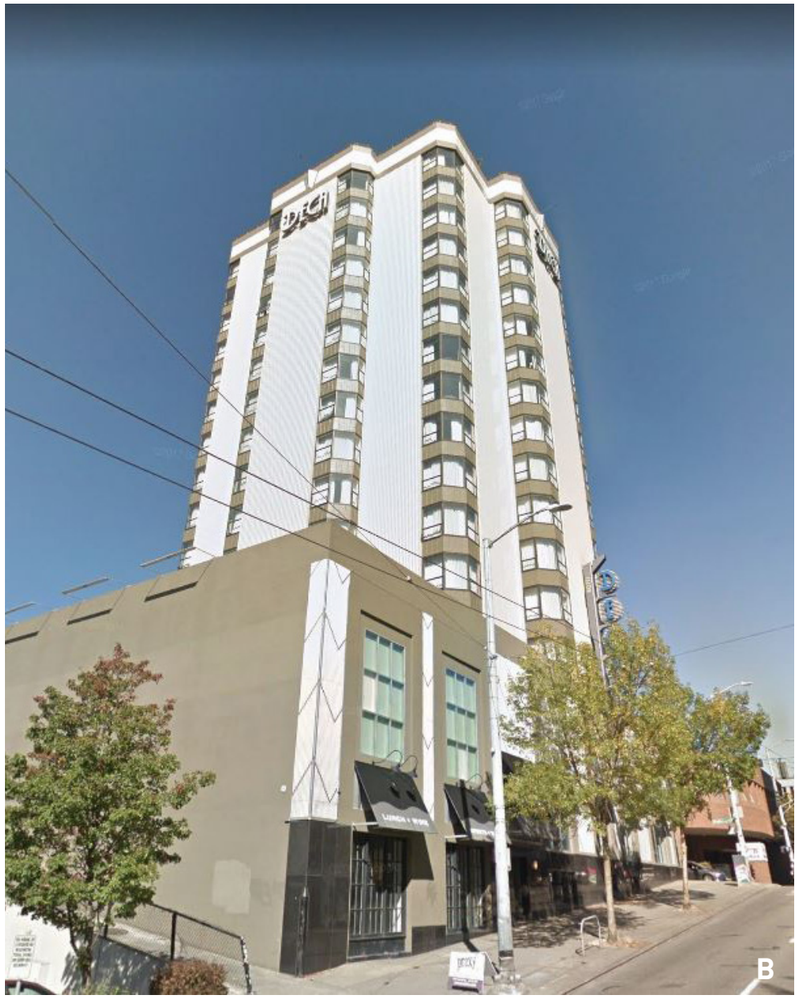
U DISTRICT PUBLIC LIBRARY
NORTHWEST OF SITE

THE AVE
EAST OF SITE

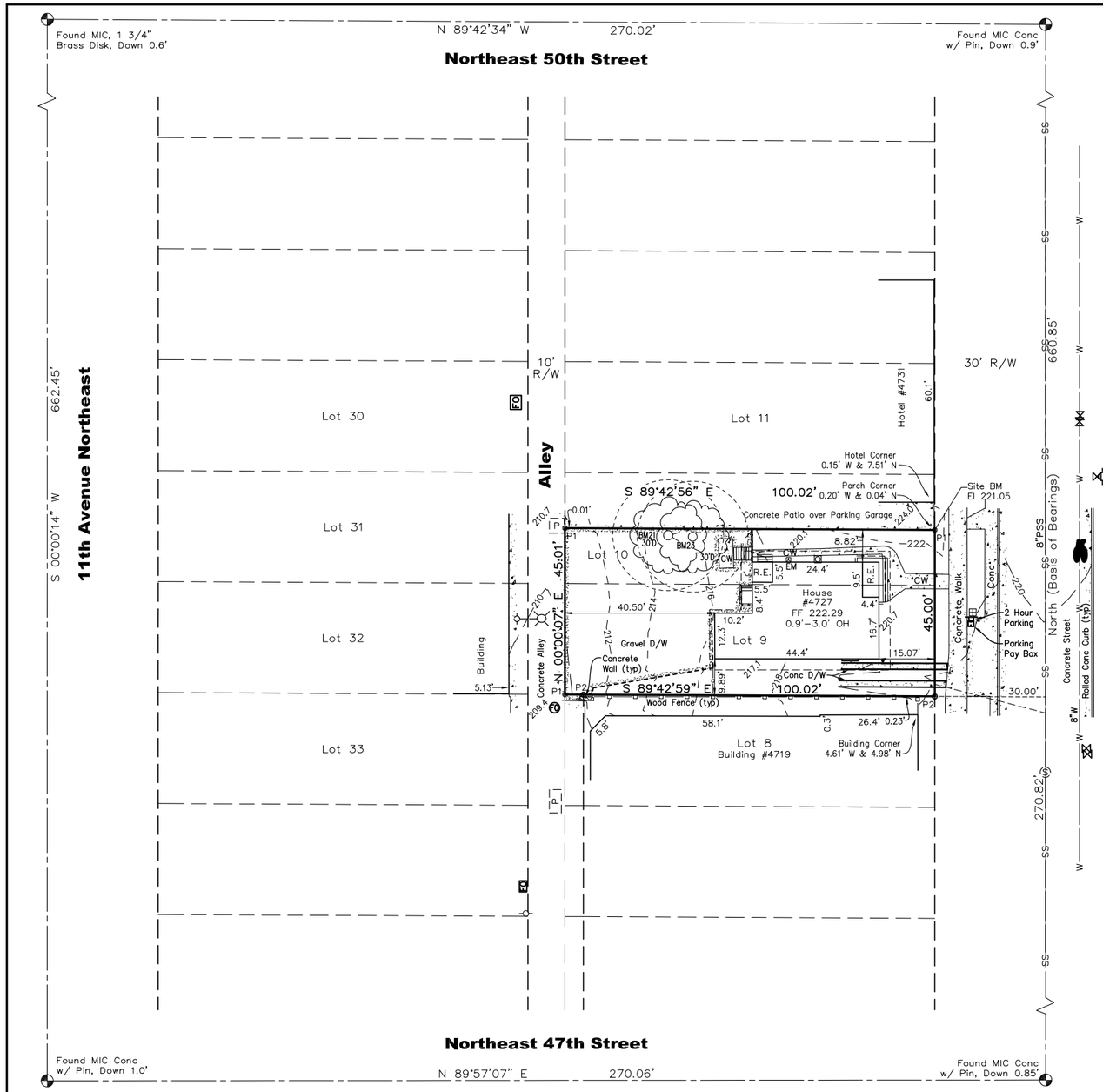


CORNER OF 12th + 47th
SOUTH OF SITE

HOTEL DECA
SOUTHEAST OF SITE



CORNER OF 12th + 50th
NORTH OF SITE



MERIDIAN ASSUMED

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 7, PETTITS UNIVERSITY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

APN: 674670-0970

TREE DESCRIPTIONS

BM Big Leaf Maple (Acrer macrophyllum)

PROPERTY CORNER DESCRIPTIONS

P1 Set Rebar w/Cap #30581

P2 Found and Accepted Rebar w/Cap Stamped "ABA"

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 28, 2017.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM – NAVD 88
CONTOUR INTERVAL – 2 FEET

BENCH MARK: POINT NAME: 3617-21A: Set 2"ø "City of Seattle Survey" Brass Cap stamped "0071" 0.5' NE of Light Pole on NE Cor of NE 45th St & 12th Ave NE. Elev: 183.295

SURVEY IN THE:
S.E. 1/4, S.E. 1/4 SEC. 8 TWP. 25N., RGE. 4E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY

David Sadis
4727 12th Avenue Northeast
Seattle, WA

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 17409
DATE: 1/16/18

SHEET 1 **OF** 1

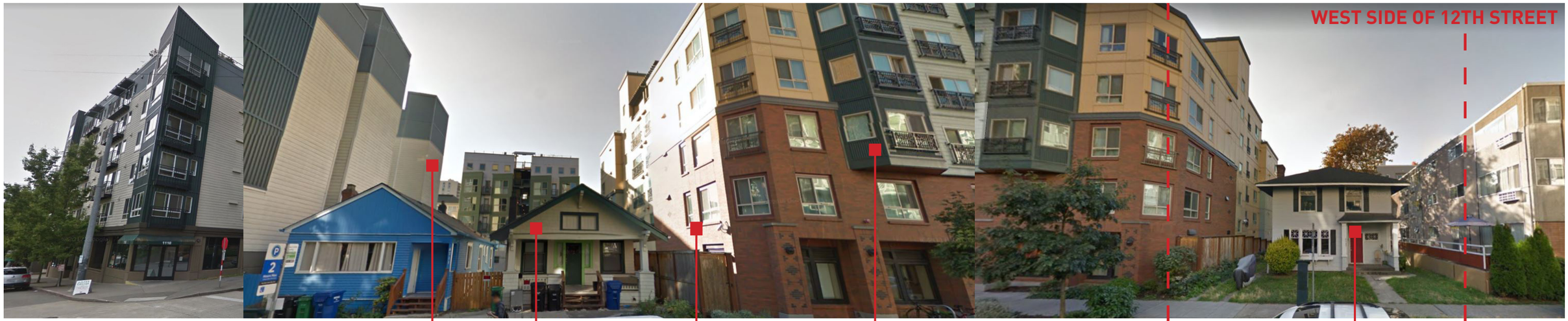
TREE SUMMARY

Per Director's Rule 16-2008, the following diameter thresholds apply for tree species located on the project site:

Big Leaf Maple (Acer macrophyllum): 30"

All existing trees fall below this threshold and therefore are not exceptional. Please refer to the arborist's report of 01/16/2018 for details.

12TH AVE NE MONTAGE



KEY PLAN

GRAYSCALE COLOR PALETTE

SINGLE AND MULTI-FAMILY RESIDENTIAL WITH A MIX OF FLAT AND PITCHED ROOFS

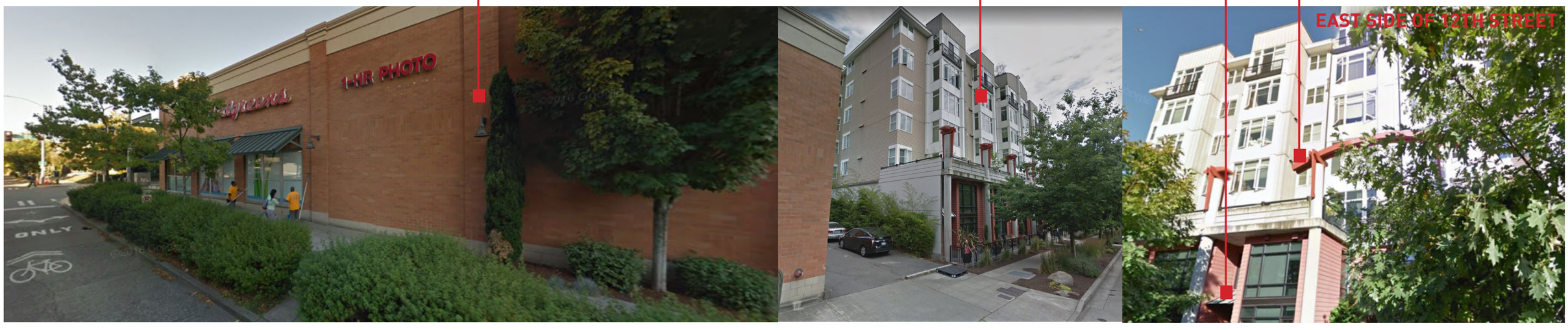
BAY WINDOWS

BRICK PILASTERS FOR RHYTHM

NEUTRAL COLOR PALETTE + SECOND-STORY STEPBACK

CENTRALIZED PEDESTRIAN ENTRY

EXAGGERATED DETAILS



OBSERVED PATTERNS:

- Narrow (or no) structure setbacks for newer structures
- Facade articulation is common, including window bays.
- Varied material and color palettes
- Step-backs and material changes at second floor
- Flat roofs
- Repeated vertical elements for rhythm

OTHER OBSERVATIONS:

- No dominant architectural style
- Wide variety of materials and colors
- Red brick is a common material
- Other materials include cement panel, lap siding, concrete + metal
- Wide variety of detailing, from the exaggerated timber arch at the Ellipse Apartments to the essentially flat walls at the Walgreens

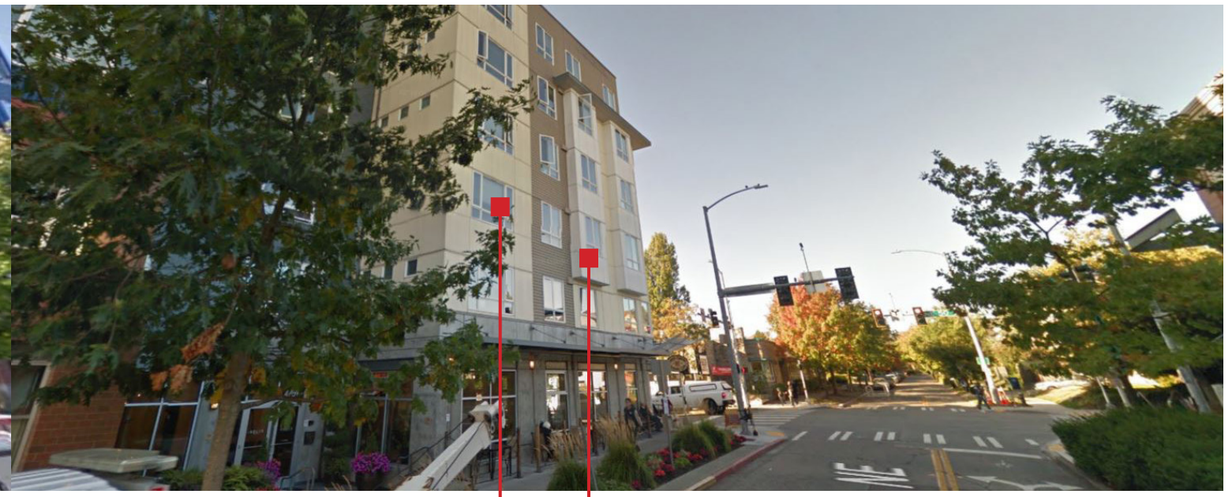
Existing development on 12th Avenue NE indicates that the block is undergoing a transition from the historic norm of single-family, detached houses to mid- and high-rise, mixed-use structures. The north and south ends of the subject parcel's frontage fall into the latter category, and several seven-story buildings are found on the block. The middle of the frontage is still representative of previous eras, including a number of early 20th Century houses and a mid-century motel.

WEST SIDE OF 12TH STREET

FLAT ROOF

2-3 STORY OLD BUILDING HEIGHTS

6-7 STORY NEW BUILDING HEIGHTS



MULTIFAMILY RESIDENTIAL WITH COMMERCIAL BELOW

FACADE ARTICULATION

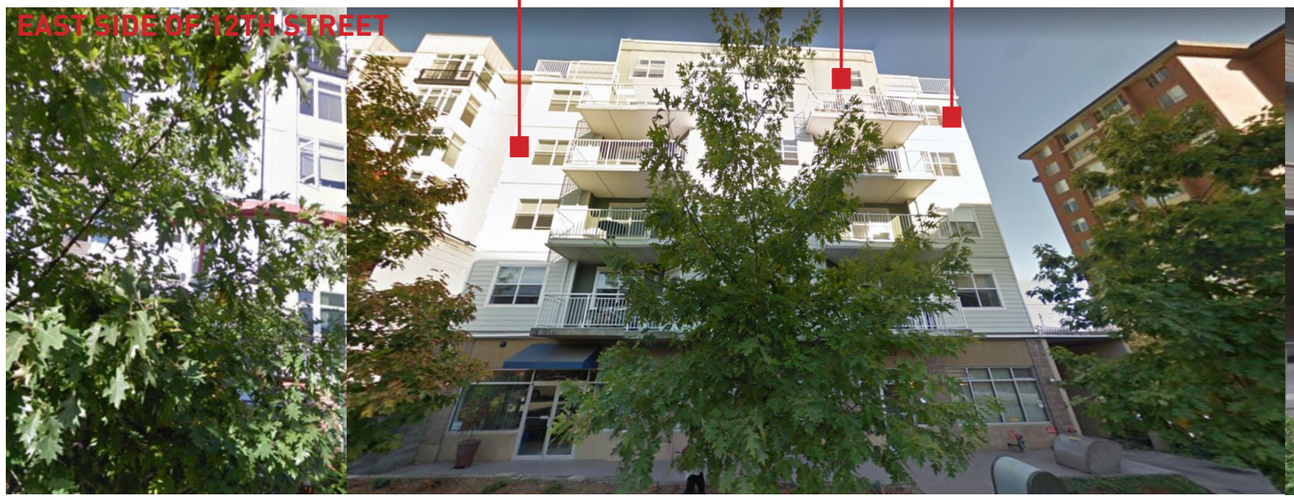
MONOCHROMATIC MATERIAL PALETTE

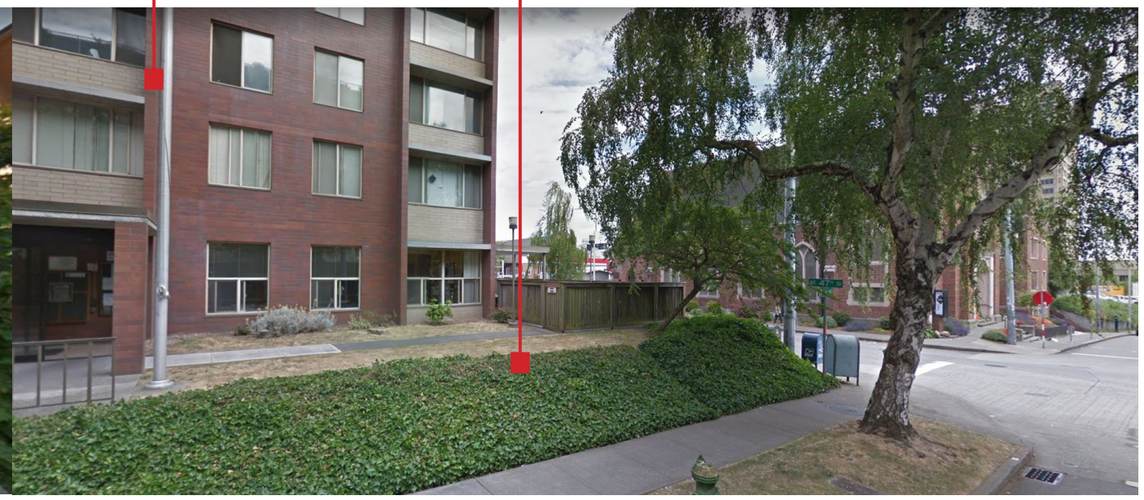
RECTILINEAR FACADE ARTICULATION WITH BALCONIES

RED BRICK CONSTRUCTION

UNUSUALLY WIDE FRONT SETBACK

EAST SIDE OF 12TH STREET





EXISTING SITE PLAN + SITE SECTION (NOT TO SCALE)

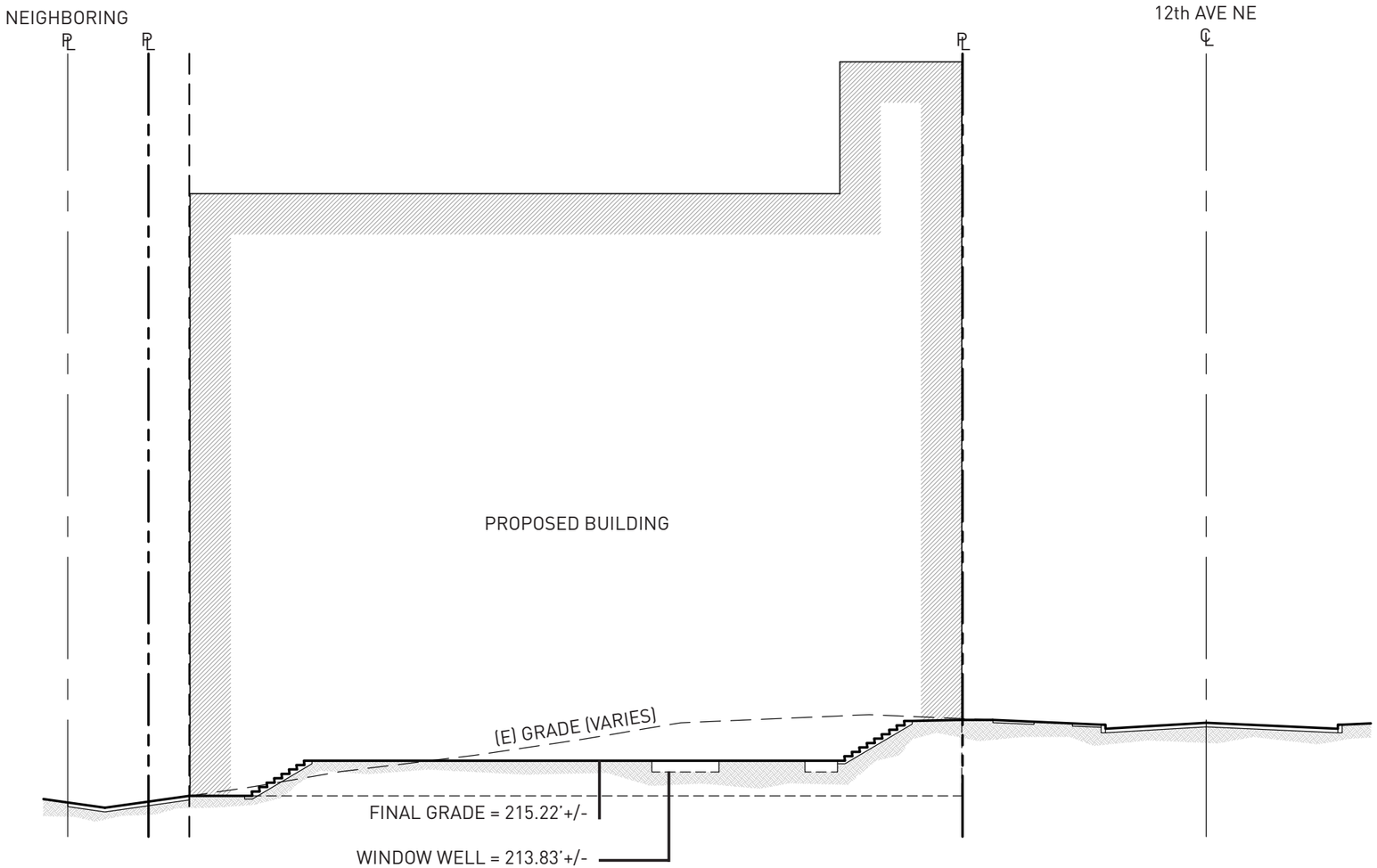
EXISTING DEVELOPMENT SUMMARY:

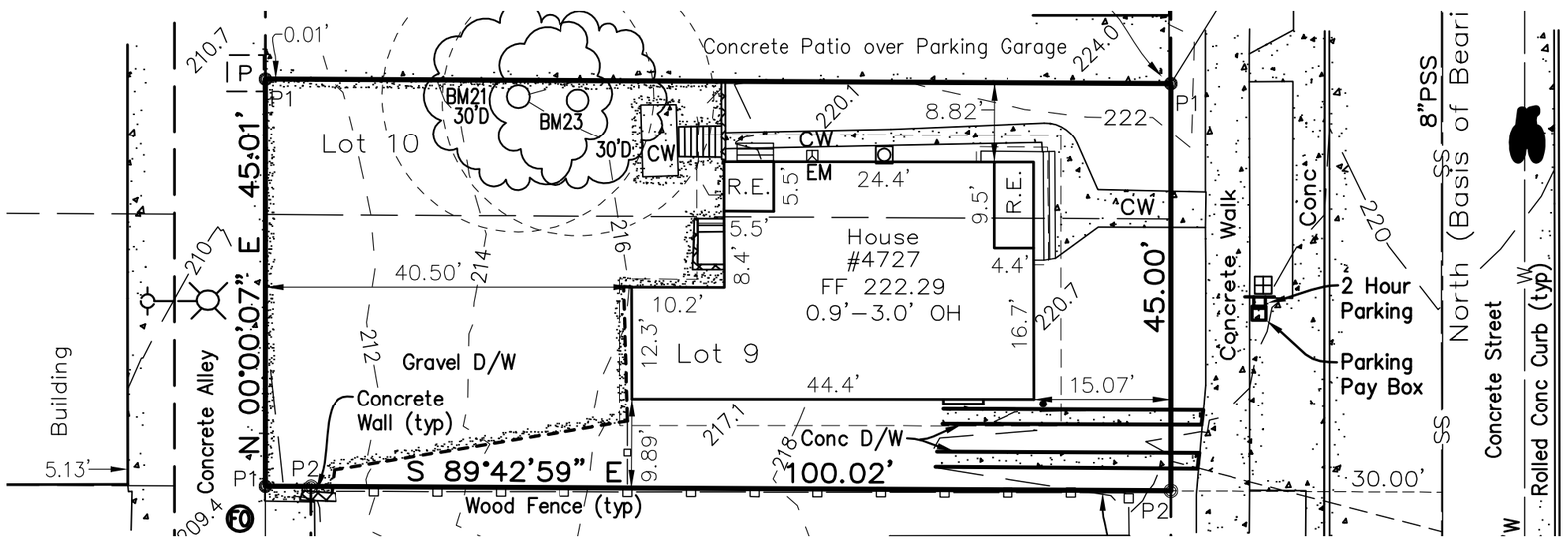
ONSITE IMPROVEMENTS

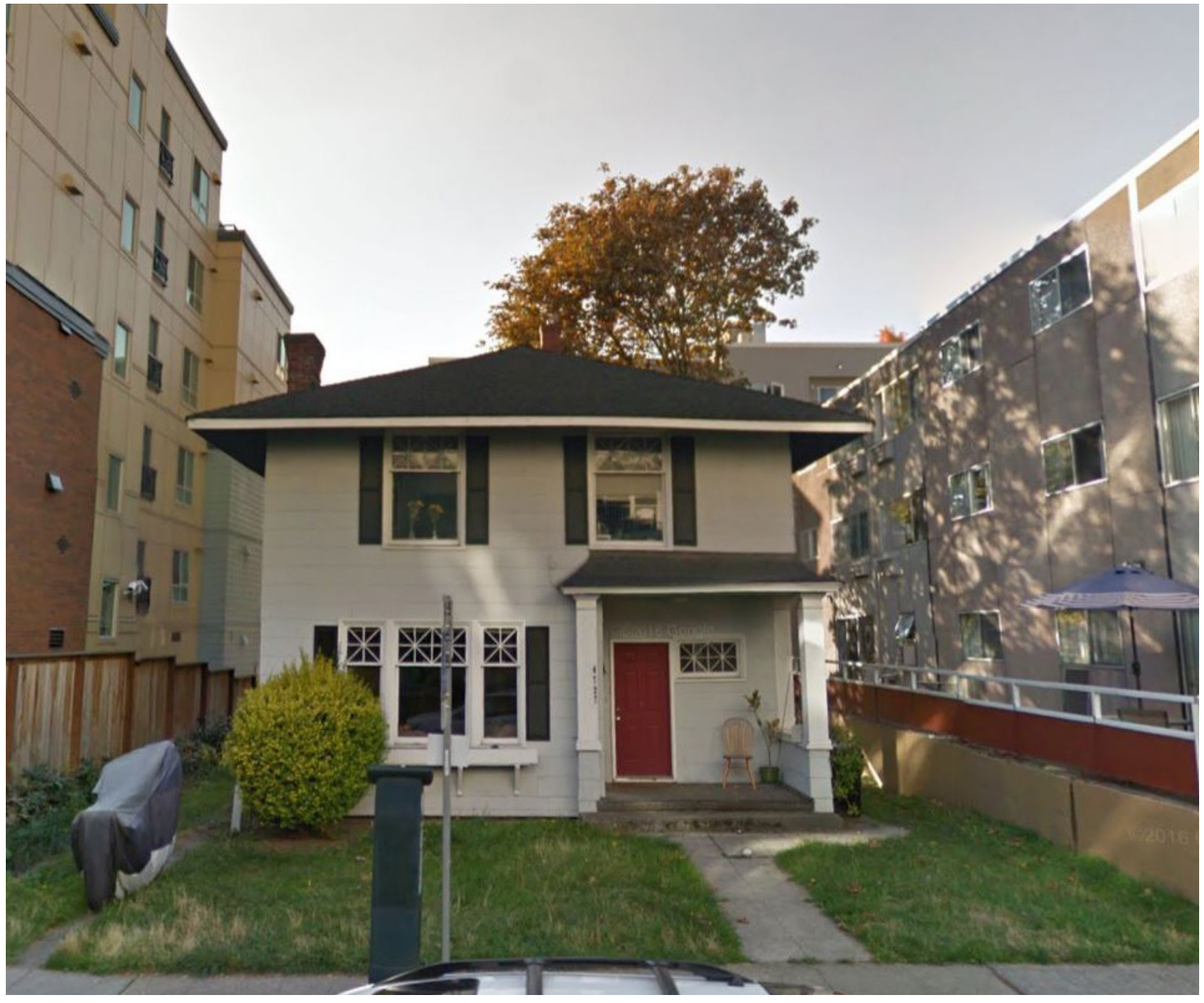
Existing triplex constructed in 1907
Gravel parking lot accessed from alley
Concrete walkways + porch
Two trees (not exceptional per Director's Rule)

FRONTAGE IMPROVEMENTS

Concrete walk-off strip + sidewalk
Planter strip
Parking meter







SITE FROM 12th AVENUE NE

SITE FROM ALLEY

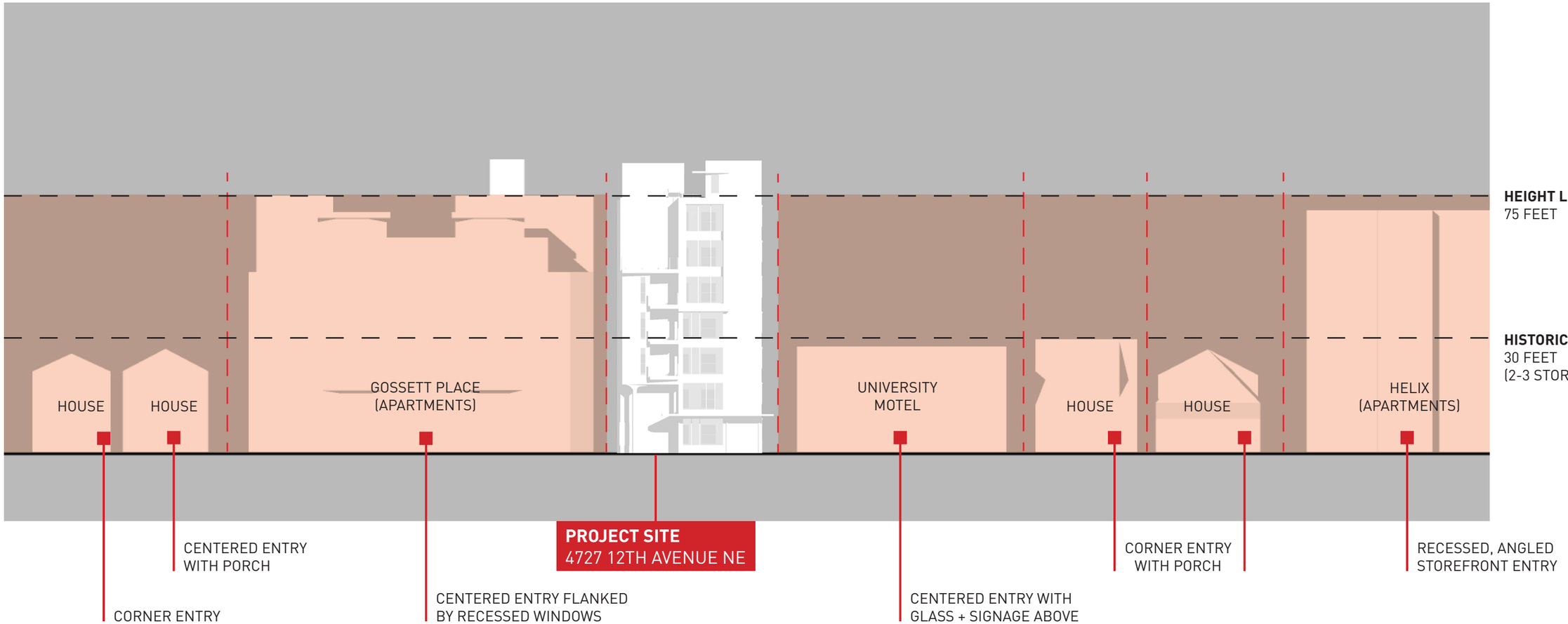
The subject parcel is presently developed with a single-family residence originally constructed in 1907. The structures contains approximately 1760 sf finished and 810 sf unfinished floor area, and the parcel itself contains 4500 sf (0.10 acres).

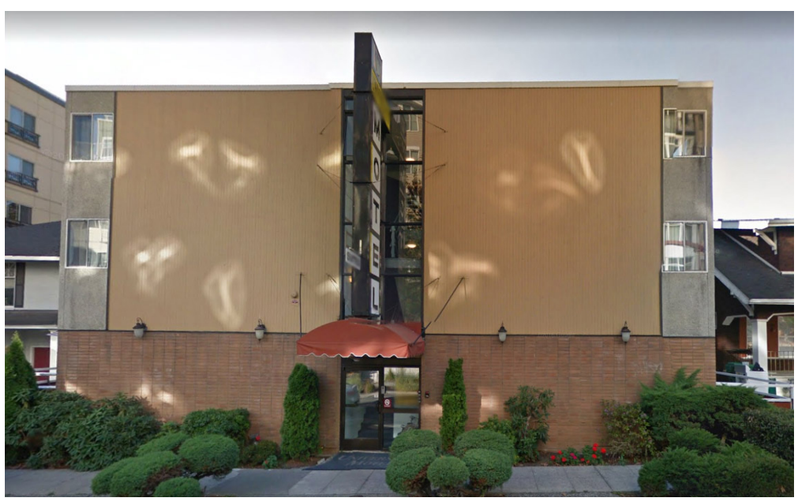
No evidence of Environmentally Critical Areas (ECAs) has been found. The subject contains several Big Leaf Maple (Acer macrophyllum) trees. Per the project arborist, these trees are not Exceptional Trees per Director's Rule DR 16-2008. Please refer to the arborist's report of 1/16/2018 for details.

The street frontage has been improved with sidewalk, planter strip, and curb and gutter. No street trees are currently present. Access to the existing parking area to the south of the house is provided by a section of rolled curb. Finally, SDOT has installed a digital parking meter within the right-of-way fronting the subject.

STREET FACADE ANALYSIS - WEST SIDE OF 12th AVENUE NE

CENTER OF BLOCK SHOWN





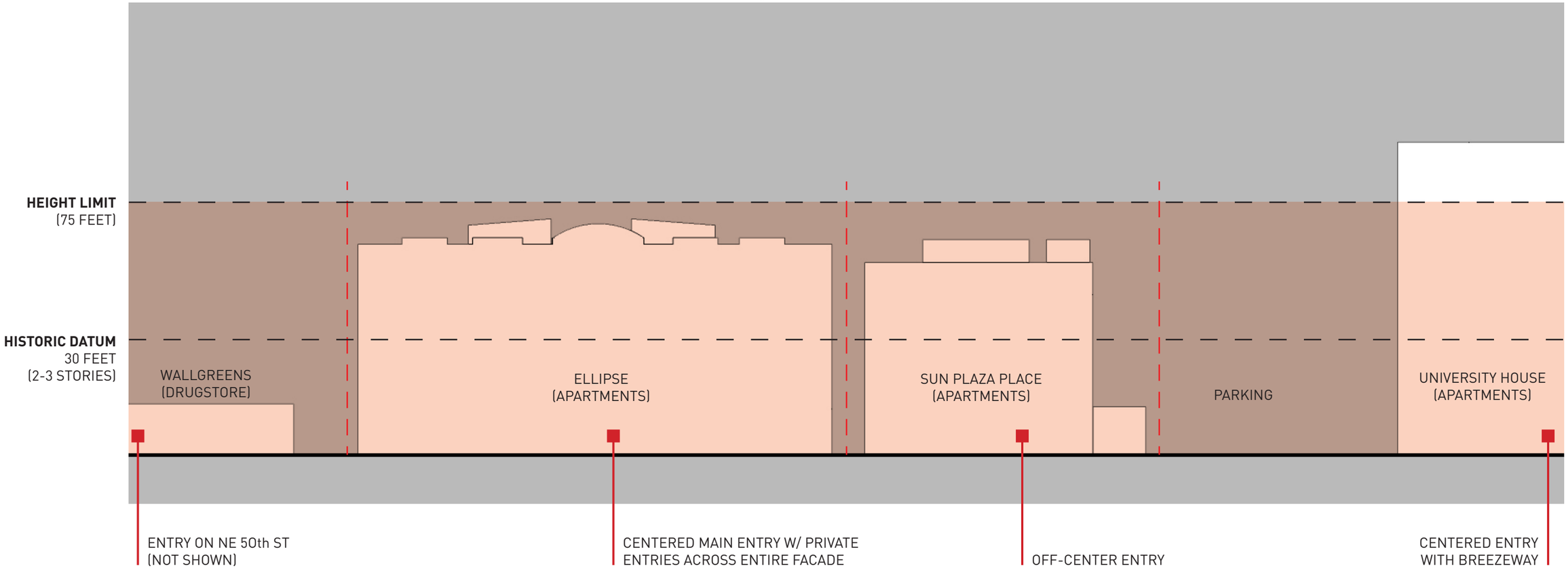
At present, the structures on the subject's block frontage are either 2-3 or 6-7 stories tall. This results in two horizontal datums, one at approximately 30 feet and the other at approximately 75 feet above grade.

Historically, this block was developed with single-family houses on 30-foot-wide lots. This pattern has been re-expressed in current development by dividing the larger structures into vertical segments, giving the impression of a row of buildings.

Entries are found both on corners and centered. They are typically accompanied by glazing, porches and similar features.

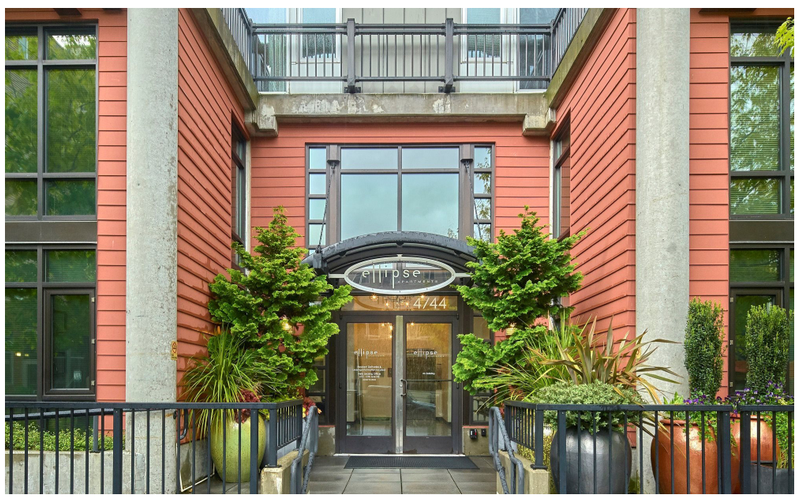
STREET FACADE ANALYSIS - EAST SIDE OF 12th AVENUE NE

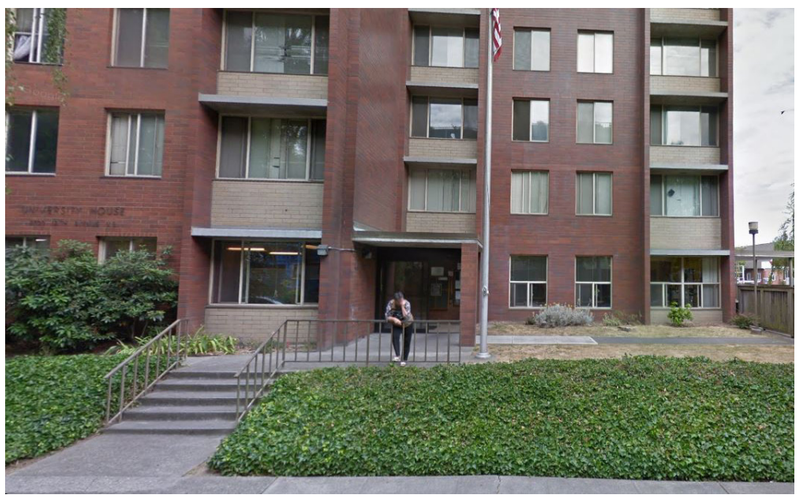
CENTER OF BLOCK SHOWN



The block frontage opposite the subject is presently developed with a handful of large apartment buildings, a parking lot and a drugstore. The neighborhood's historic datum no longer exists on this side of the street. The 75-foot datum observed on the subject's frontage is also less distinct on this side.

Main entries are typically centered, and one of the apartment buildings has numerous private entries as well. Entries are often accented with glazing, breezeways and similar features (see right).





ZONING STANDARDS + DESIGN GUIDELINES RESPONSE

STANDARD	PROPOSED
FLOOR AREA RATIO *(SMC 23.48.020 + 620)* FAR Multiplier: 4.75 FAR Limit = 21,380 sf	21,123 sf Gross Floor Area (GFA) proposed
STRUCTURE HEIGHT *(SMC 23.48.025 + 615)* Avg. Existing Grade = 217.88' 75 ft Height Limit = 292.88' Rooftop Features Limit: 25%	Proposed Top of Wall El. = 283.72' Proposed Parapet El. = 284.72' Stair Penthouse + Rooftop Lobby El. = 292.88' Elevator Penthouse El. = 300.89' (8 ft above limit) Rooftop Features Coverage = 10.3% (Stair, Elevator, etc.)
MANDATORY AFFORDABLE HOUSING *(SMC 23.48.621)*	Pursuant to SMC 23.58C.040, the payment option is proposed.
SETBACKS & SEPARATIONS *(SMC 23.48.640-646)* Front: 0-65', No requirement. Above 65', 10' average required. Rear: 5 ft (for sub-standard alley) Sides: None required	Front: 0-65', None. Above 65', 11.8' average provided. Rear: 5 ft setback provided North Side: 5 ft setback provided South Side: 5 ft typical, 3.5 ft minimum setback provided
AMENITY AREA *(SMC 23.48.045)* 5% Of Residential GFA	5% of 21,123 = 1056 sf required 1269 sf common amenity prov'd
LANDSCAPING STANDARDS *(SMC 23.48.055)* 0.5 GreenFactor Required Street Trees Required	Landscaping to meet requirements of GreenFactor 0.5. Green roof proposed as part of GreenFactor compliance. Street trees to be provided per SDOT.
LIGHT & GLARE *(SMC 23.48.075)*	Exterior lighting to be shielded and directed away from adjacent properties. Restrictions on vehicle lighting do not apply (no parking provided).
OFF-STREET PARKING AND SOLID WASTE STORAGE *(SMC 23.48.080)*	No car parking req'd or provided. 12 ft setback provided from alley centerline to loading berth. 59 bicycle spaces req'd and 61 provided. 7 cy garbage, 8 cy recycling + 3 cy food waste storage req'd and provided (67 units).

CS2: URBAN PATTERNS AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- Entry court provides covered transition from public to private
- Project responds to anticipated future scale
- Project reinterprets elements of neighboring buildings and historic patterns

The residential mid-rise tower is connected to the street by an expanded covered outdoor volume- a transition from the public street to the private interior of the residential building and connected to the overhead weather protection canopy. A three foot wide landscape strip softly separates the pedestrian from the building façade and further defines the exterior entry volume. This project continues the density and intensity of this redeveloping district, responding in scale to the anticipated future growth while introducing elements and datums that relate to adjacent structures and established patterns. (CS2.B.2, CS2.D.1)

CS3: ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

- Provides human scale through vertical windows, individual and common decks, roof overhangs, integrated signage and varied materials.
- Responds to the eclectic mix of styles, materials and shapes found in the vicinity.

The existing architectural context is reinterpreted and employed in this mid-rise tower project, part of the ongoing maturation of the block. Attending to this increase in building size and density, human scale is maintained through the use of individual and common residential balconies, overhanging roofs, vertically proportioned windows, integrated signage, and varied materials. These elements are drawn from the eclectic surroundings, with offset rectangular massing established as the primary design strategy in new mid-rise design and found among the taller, older structures. (CS3.A.1, CS3.I.i)

DC3: OPEN SPACE CONCEPT
Integrate open space design with the design of the building so that each complements the other.

- Provides balconies, roof deck and green roof.

The project provides a variety of outdoor spaces including small private balconies, larger shared balconies and a roof deck, bordered by a green roof. (DC3.C.2)

DC2: ARCHITECTURAL CONCEPT
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- Material changes, offsets, balcony projections and other strategies reduce the apparent size of each part of the facade.
- Main entry emphasized through covered entry court, materials and fenestration.

For taller buildings, an articulated facade is a key strategy for breaking up the visual mass. This is accomplished through material changes at massing offsets and relevant datums, along with recessed planes and contrasting balcony outcroppings. (DC2.A.2) The main entry is specifically highlighted using warm and fine scale accent materials, ample fenestration and architecturally integrated signage. To ensure that all sides of the building are articulated the project employs patterned materials and window arrangements (DC2.B.1).

DC4: EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

- Provides varied materials included metal, wood, concrete and glass.

The primary building material is panelized metal siding in different contrasting tones (with matte finish or dulled color) serve to highlight the changes in project massing through reinforcing contrast. Composite wood siding is used at the protected area of the building entry, and concrete is used as a strong base material while accent colors, large windows, and landscape enliven the streetscape. (DC4.A.1, DC4.I)

PL1: OPEN SPACE CONNECTIVITY + PL3:STREET-LEVEL INTERACTION
Complement and contribute to the network of open spaces around the site and the connections among them. Encourage human activity and interaction at street level.

- Exaggerated entry court creates interest for passersby.
- Landscaping strip provides soft separation of private from public and helps create defensible space.
- At-grade transition from sidewalk to structure avoids unnecessary walls.

The main entrance to the building is an exaggerated two-story volume visible from the street, accessed directly from the sidewalk, filtered by the landscape strip and highlighted by architecturally integrated signage, an overhead canopy, and site furniture. (PL1.B.3, PL1.I.i) This creates defensible space for visibility and security paired with an at-grade pedestrian experience transitioning from public to private space and use. (PL3.I)

NO CODE DEPARTURES REQUESTED

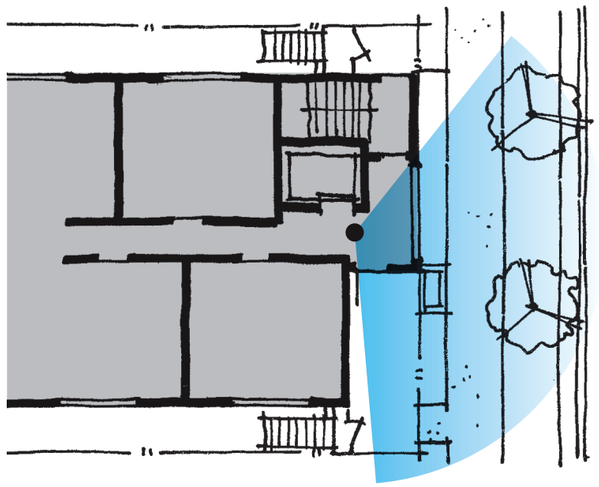
EDG RESPONSE

1. MASSING OPTIONS

While the Board did support the preferred alternative, Option A, they did ask several questions related to the placement of the elevator tower. The Board questioned why the elevator tower was placed in the same location for all three massing options. The Board would have liked to see an alternative that considered a massing with residential units that face the street and place the elevator tower in an alternative location. The Board noted that this design approach will set a precedent for the future in the context of an evolving neighborhood. (CS3-A, DC1-A, DC2-E)

RESPONSE

All massing options placed the elevator tower at the front northeast corner of the site as a response to the narrow lot size, as there is more floor area available at the project's entry to share as an elevator and stair lobby. By holding the elevator shaft back from the street facing façade we provide transparency from the street to the active portion of the interior circulation and support both eyes on the street (PL2-B-1) and transparency objectives (PL2-B-3). For a small site such as this the area in front of the building must serve several functions and placing a residential unit with direct visual access to the entry sequence undermines both the privacy of the unit and the public nature of the exterior space. Upper level balconies activate the street facing façade above the multi-story entry volume and connect resident activity with pedestrian movement. In the evening the elevator lobby at each floor remains illuminated and active, creating a lantern effect from grade level to the roof.



VIEW LOOKING SOUTH ON 12TH AVE NE

2. ARCHITECTURAL CONCEPT

The Board recognized the applicant's attempt in creating a unique design concept with the use of bold angles and differing façade depths. The Board enjoyed the images located at the rear of the packet depicting the inspirational imagery for this innovative design approach. The Board also appreciated the two-story expression of the singular column which helped give the design proposal its uniqueness. However, the Board also felt that there might be too many different concepts being brought together in one design and debated that it might be more beneficial to be more grandiose and impactful with just one concept. Still other suggestions were to be more unique and more creative by bringing more differentiation and changes to the building form and making the column more massive or reducing or eliminating the use of color all together. While the Board like the same column form duplicated at the roof deck, they noted that the covered roof deck may not be allowed per building code requirements. If that is the case, the same column form could be maintained by simply creating an un-covered vertical framed element using the same design language.

a. The Board felt that the overall design is a unique concept and supported the creative direction the project has taken to date. The Board wanted to see more rhythm and composition, and an explanation and justification for the parti being represented in the architectural forms. (DC2-B, DC2-E. DC3-A, DC4-A, DC3-I)

RESPONSE

The parti is a vertical collection of offset rectangles that are expressed in different masses, voids, and materials. This underlying idea translates to the rear and side elevations in window and material patterning. Rhythm and composition are expressed throughout via dynamic balancing of three primary building materials: vertical concealed fastener sheet metal panels, vertical wood composite siding, and fiber cement panels patterned to support the building's massing and fenestration. The unique column at the 2-story entry volume repeats as a support element for the sidewalk level pedestrian canopy. The covered roof deck was removed in part due to building code requirements, but also to simplify the building's overall expression. A small canopy now shelters the elevator at the roof deck level, echoing the form of the pedestrian canopy below.

b. The Board was concerned with the amount of blank façade facing the street especially at the upper levels and double-floor height at the street. The Board observed that the precedent images gave some idea of the possible use of wood slats and lighting but did not give specific direction other than demonstrate that there are a multitude of ways to address this condition. (DC4-A, DC4-I)

RESPONSE

The areas of blank façade at the entry are intentional to offer a vital exterior public "landing" adjacent to the interior lobby of the building. The opaque façade is enlivened with vertical wood siding, a rich, pedestrian scale material that suggests entry. This is balanced with the dynamic address sign; whose shape reflects the subtle angled architectural expression in the building massing above. The other portion of the blank façade is the street facing portion of the stair tower. This tower serves an important circulation and structural purpose and architecturally anchors the porous and dynamic façade. It is considered a key element in the overall composition. To prevent it from feeling too massive or unbroken, the exterior cladding is scaled to a relatable panel size 2' in width.

c. The Board asked for further details of the building expression and its relationship to the placement of the elevator – public space and lobby as seen from the street. (DC1-A, DC4-A, DC4-I)

RESPONSE

See responses 1 and 2b, above.

EDG RESPONSE

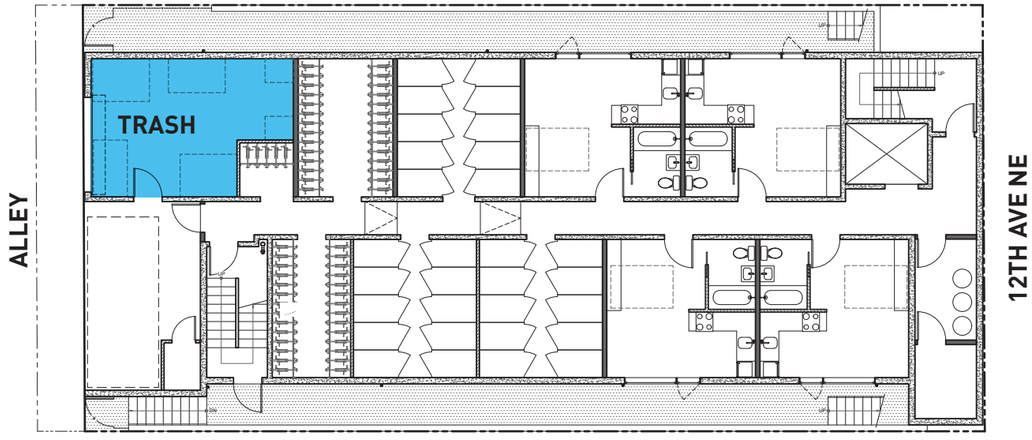
3. TRASH

The Board discussed at length the public request to relocate the trash from the northern property line to southern property line away from the Motel establishment. In their discussion the Board noted that while the proposed trash would be located immediately adjacent to the motel, it would be located next to a 14 foot vertical retaining wall and not in close proximity to unit windows. The Board felt that there would be more of an impact if the trash were to be placed along the southern property line close to the window of the adjacent apartment complex. However, the Board did agree that the impacts from trash collection would be the same on either side of the property in terms of the odors being emitted and suggested that the trash could either be placed in the interior of the building or totally enclosed at either side of the property.

a. The Board directed the applicant to create an enclosed trash room within the building footprint or within the footprint of where it is currently indicated on page 29 of the EDG packet. The Board was also supportive of either relocating the trash room to the area of the mechanical room or placing it in a more centralized location making it easier to install a trash shoot as a viable alternatives. (CS2-II).

RESPONSE

The trash room is now enclosed within the building footprint, accessed for pick-up through a large coil-up door. This minimizes impacts to adjacent properties. A centralized location proves to be impossible to service adequately, again due to the narrow width of the site. The location at the alley keeps trash out of the core of the building and provides easy access for pick-up. While we recognize the convenience that is offered by a trash chute it is not a requirement and is not provided. We worked with Seattle Public Utilities on the configuration and size of the trash room to satisfy their requirements for access and pick-up and have secured their approval of the layout.



BASEMENT LEVEL PLAN SHOWING INTERNAL TRASH ROOM

4. RESPECT FOR ADJACENT SITES

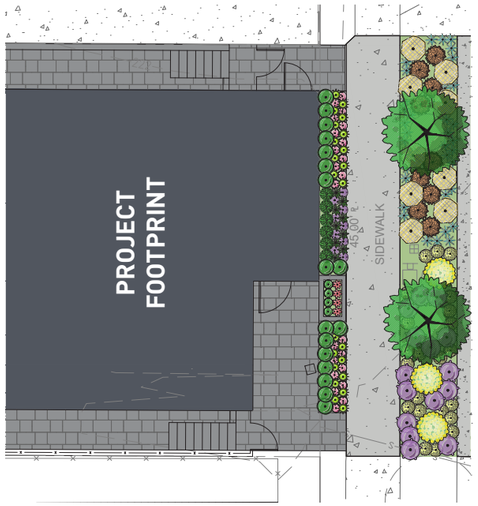
The Board observed that the design proposal did not meaningfully respond to the close proximity of the elevator corridor of the building to the south. The Board thought the units on the south facing façade might be too close to the adjacent building and suggested further review of the floor layout and possible relief to the stack of units that would look out directly onto the adjacent elevator core. The Board agreed with the public comment that the 'sunken' walkways located along the north and south of the building could be used as throughways and loitering spaces for transients as they have direct access to the alley. Board members discussed how the spaces could possibly be broken up with a combination of hardscapes, softscapes, or terraced landscaping instead of stairs in order to make the spaces less of an attractive area but decline to make this a specific directive.

a. The Board stated that they would like to see gates installed to discourage any unauthorized use of those walkway spaces. (PL2-B, CS2-II)

RESPONSE

The elevation diagrams show the direct relationships between fenestration on the project façade and the adjacent buildings. Window spacing was modified to reduce overlap at the elevator tower and the patio doors of the adjacent building. Gates have been added to limit and discourage access to the sunken side yard spaces. We are maintaining the stairs from the window wells to maximize ease of egress in case of emergency.

SOUTH ELEVATION WINDOW ADJACENCY DIAGRAM



SIDEWALK IMPROVEMENT PLAN

NORTH ELEVATION WINDOW ADJACENCY DIAGRAM

5. SIDEWALK IMPROVEMENTS

The Board agreed with SDOT's recommendations and strongly encouraged the installation of a 6' planting strip on the frontage of the site and upgrade the existing sidewalk to the minimum standard width of six feet as 12th Ave NE is a designated neighborhood greenway. (CS3-A)

RESPONSE

The project follows SDOT's recommendations and includes the 6' planting strip on the frontage of the site and upgrade to the minimum standard sidewalk width of 6'. The planting strip is densely planted with a mix of drought tolerant shrubs and is home to two street trees. Additionally, the project provides an approximately 3' wide planting strip to separate the sidewalk from the building façade, including a structured planter at the recessed entry to further emphasize this defensible space.

PUBLIC COMMENT

At the EDG meeting, the following comments were provided:

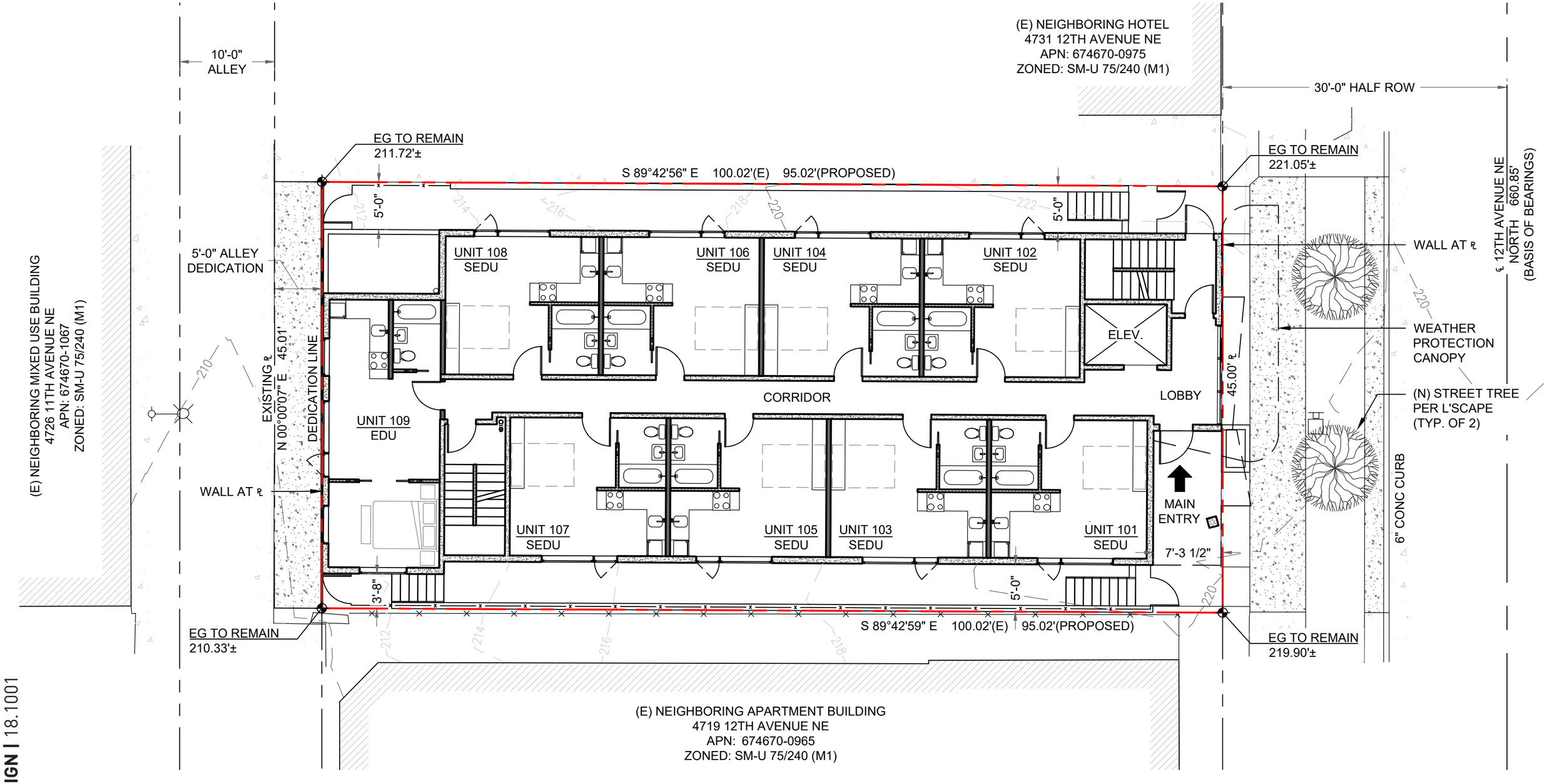
- Asked if trash could be moved to the opposite side of the building.
- Expressed concern that the 'sunken' walkways located along the north and south of the building designed as emergency egress for basement units will become throughways and loitering spaces for transients as they are connected directly to the alley. As such the commenter requested that gates be installed to discourage any unauthorized use of those walkway spaces.
- The owner of the hotel expressed concerns about view impacts into their units and asked if floor level heights of the proposed structure would be the same as the motel.
- Concerned that the building of 67 residential units without parking would be an impact and suggested that a building manager would even have a car – thus needing a place to park.

RESPONSE

While public concerns about the project not providing parking are not addressable, we have addressed the following items:

- The trash room was relocated to an interior enclosed room.
- The sunken walkways will be outfitted with gates for security.
- View impacts to adjacent buildings have been analyzed via fenestration diagrams and have been adjusted, where possible, to minimize overlap with neighboring doors and windows.

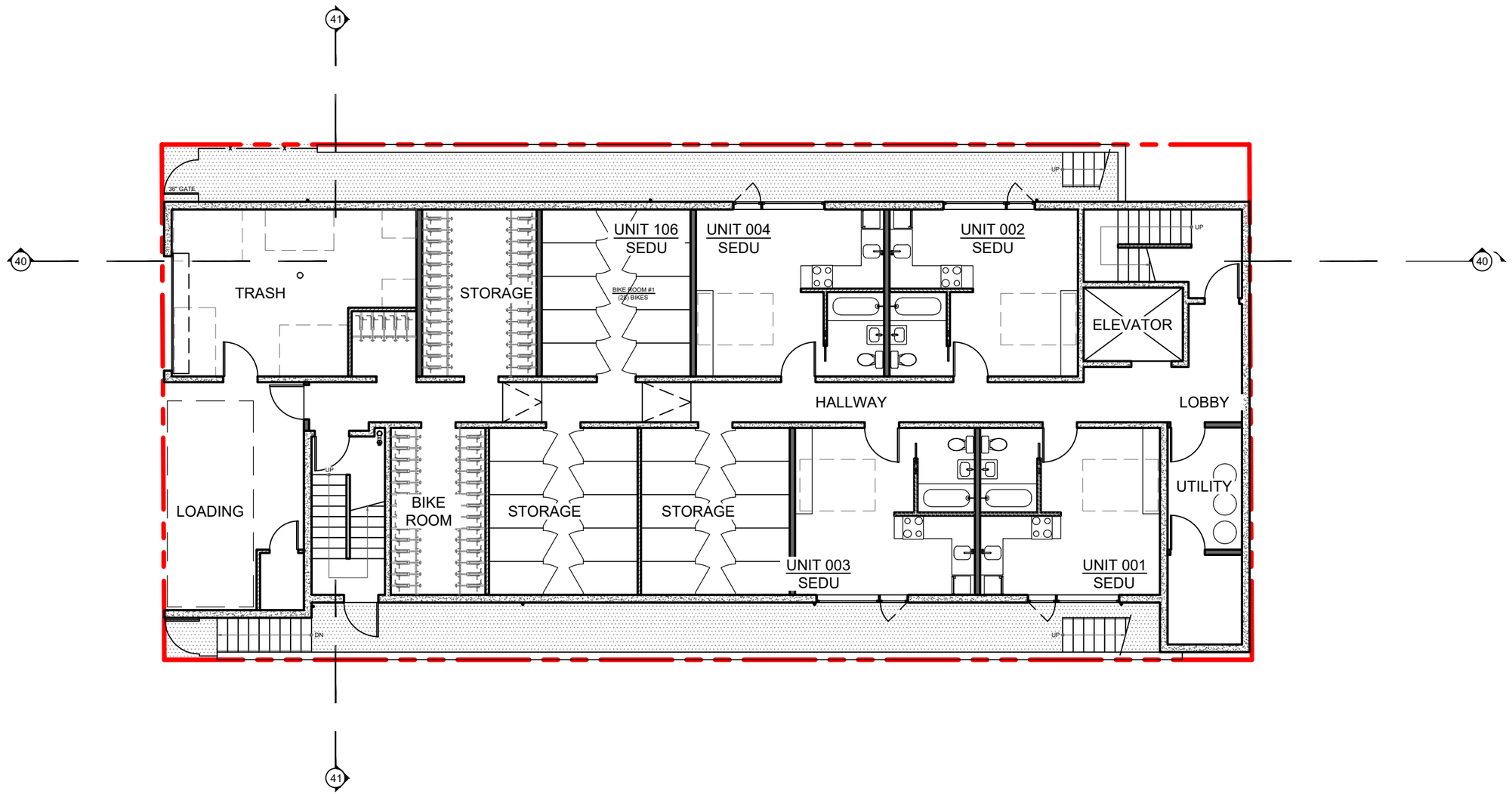
COMPOSITE SITE PLAN



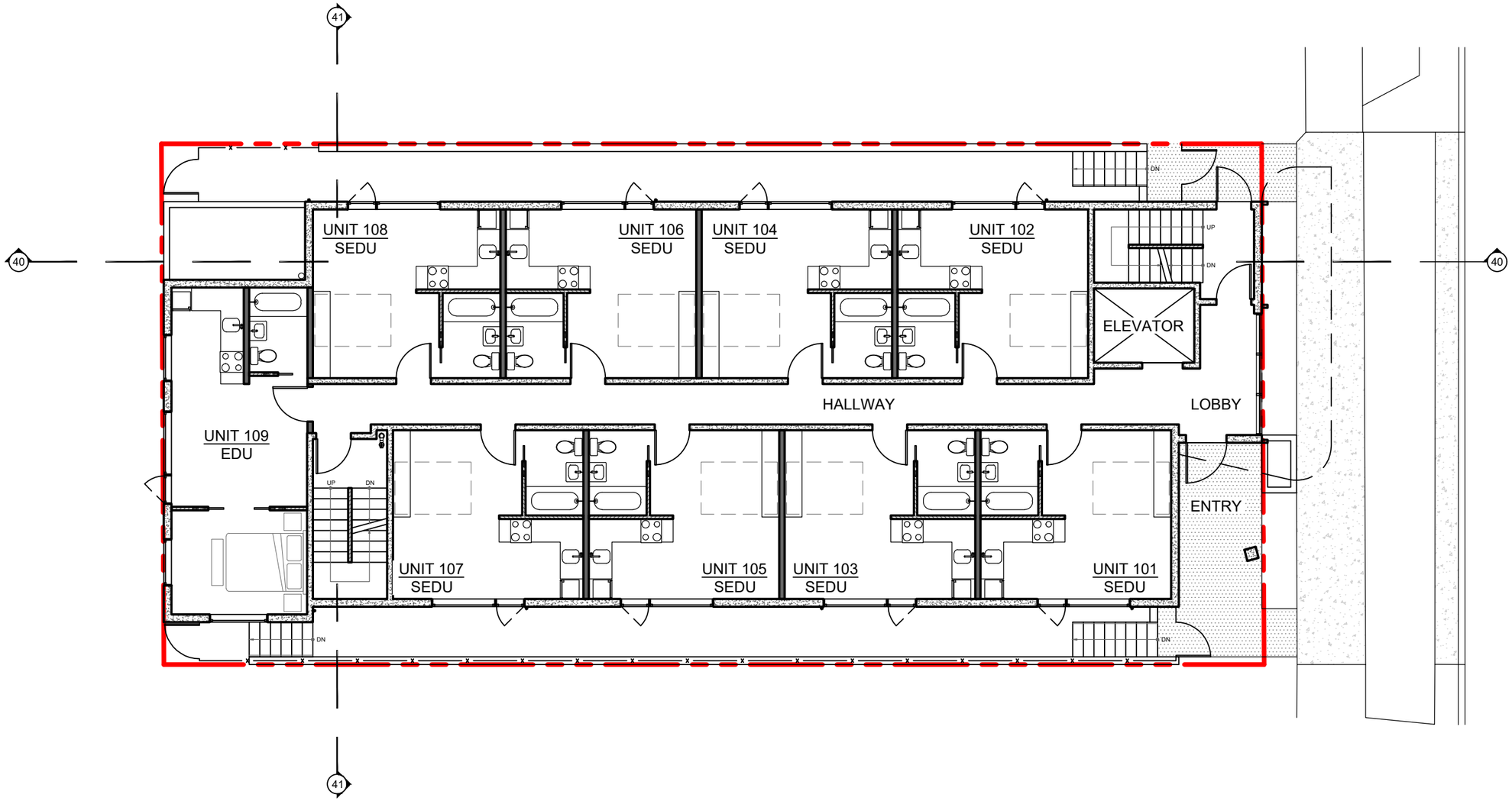
CITIZEN DESIGN | 18.1001

N

SITE PLAN


41
40
40
36' GATE
TRASH
STORAGE
UNIT 106
SEDU
UNIT 004
SEDU
UNIT 002
SEDU
BIKE ROOM #1
(20) BIKES
UP
UP
ELEVATOR
HALLWAY
LOBBY
LOADING
UP
BIKE
ROOM
STORAGE
STORAGE
UNIT 003
SEDU
UNIT 001
SEDU
UTILITY
DN
UP
41

BASEMENT



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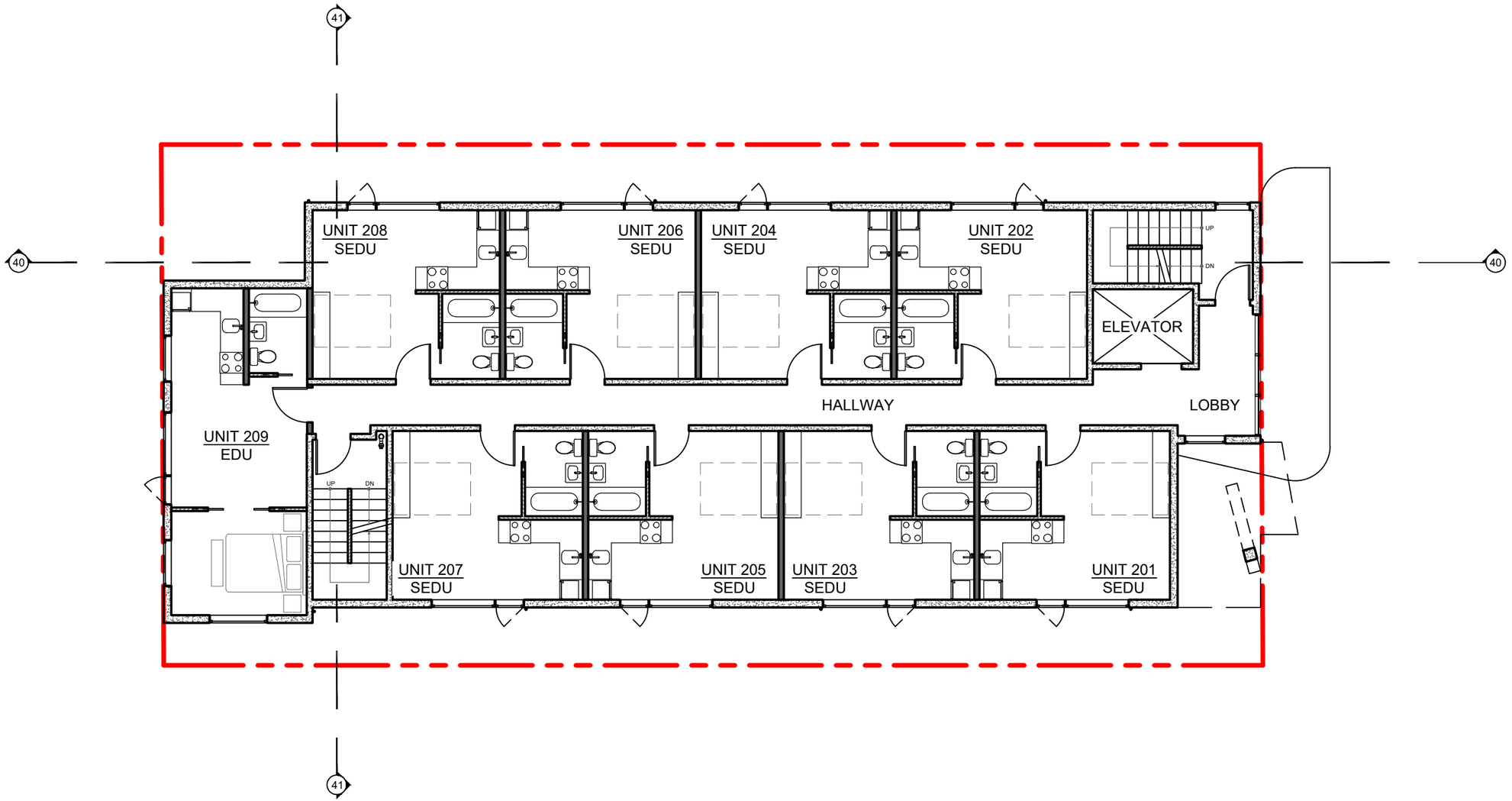
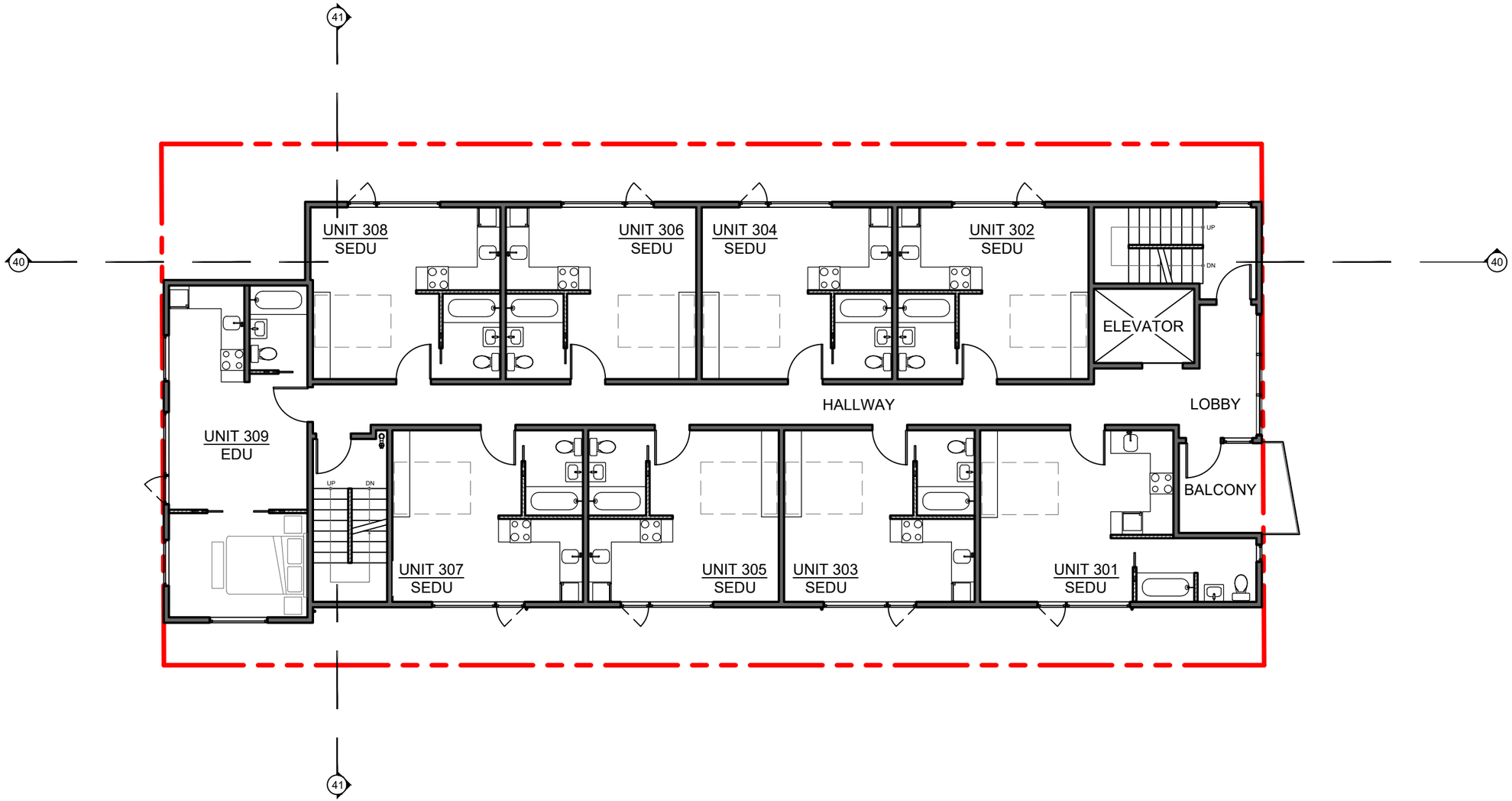
FIRST FLOOR



SECOND FLOOR

N



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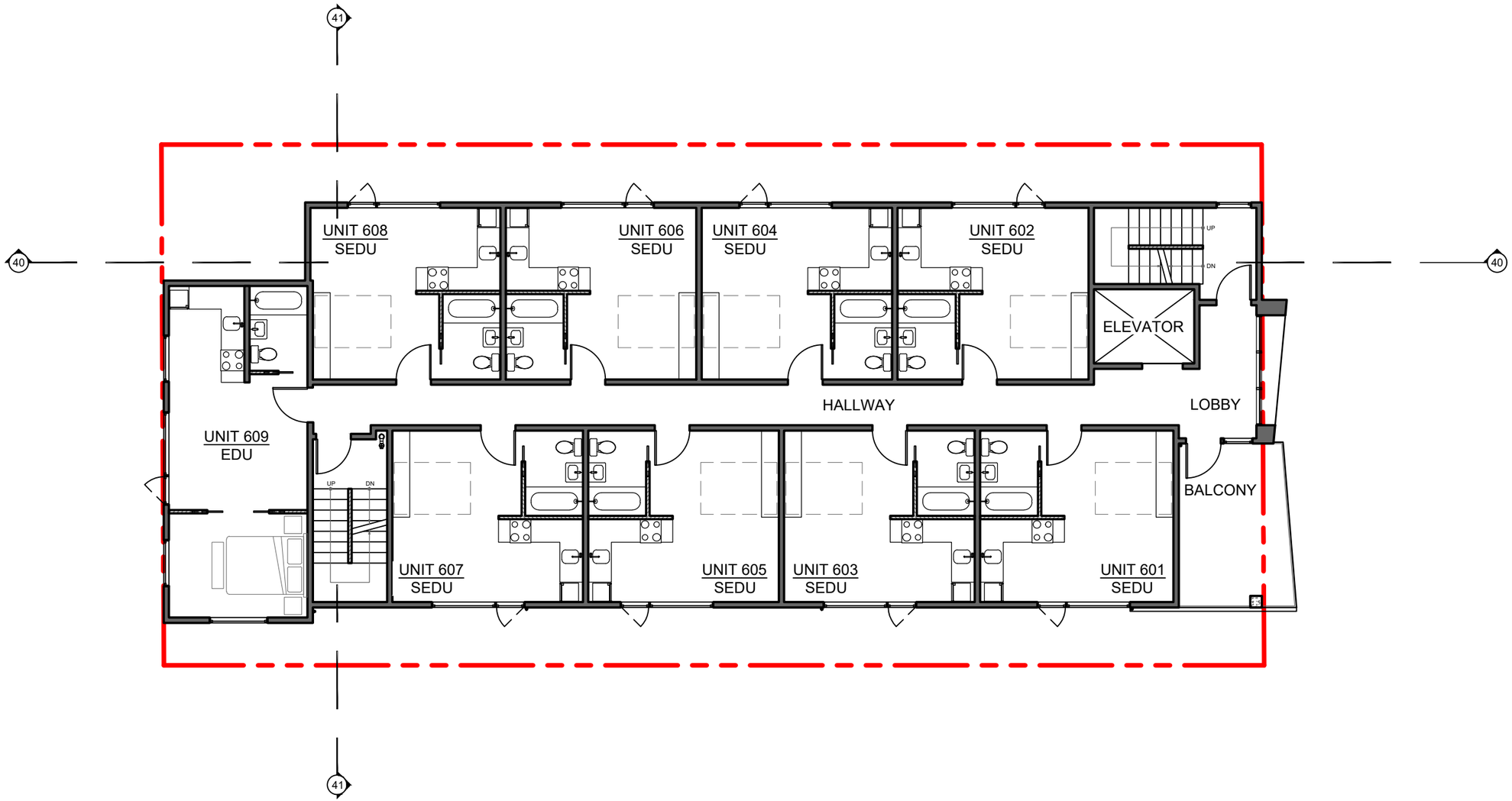
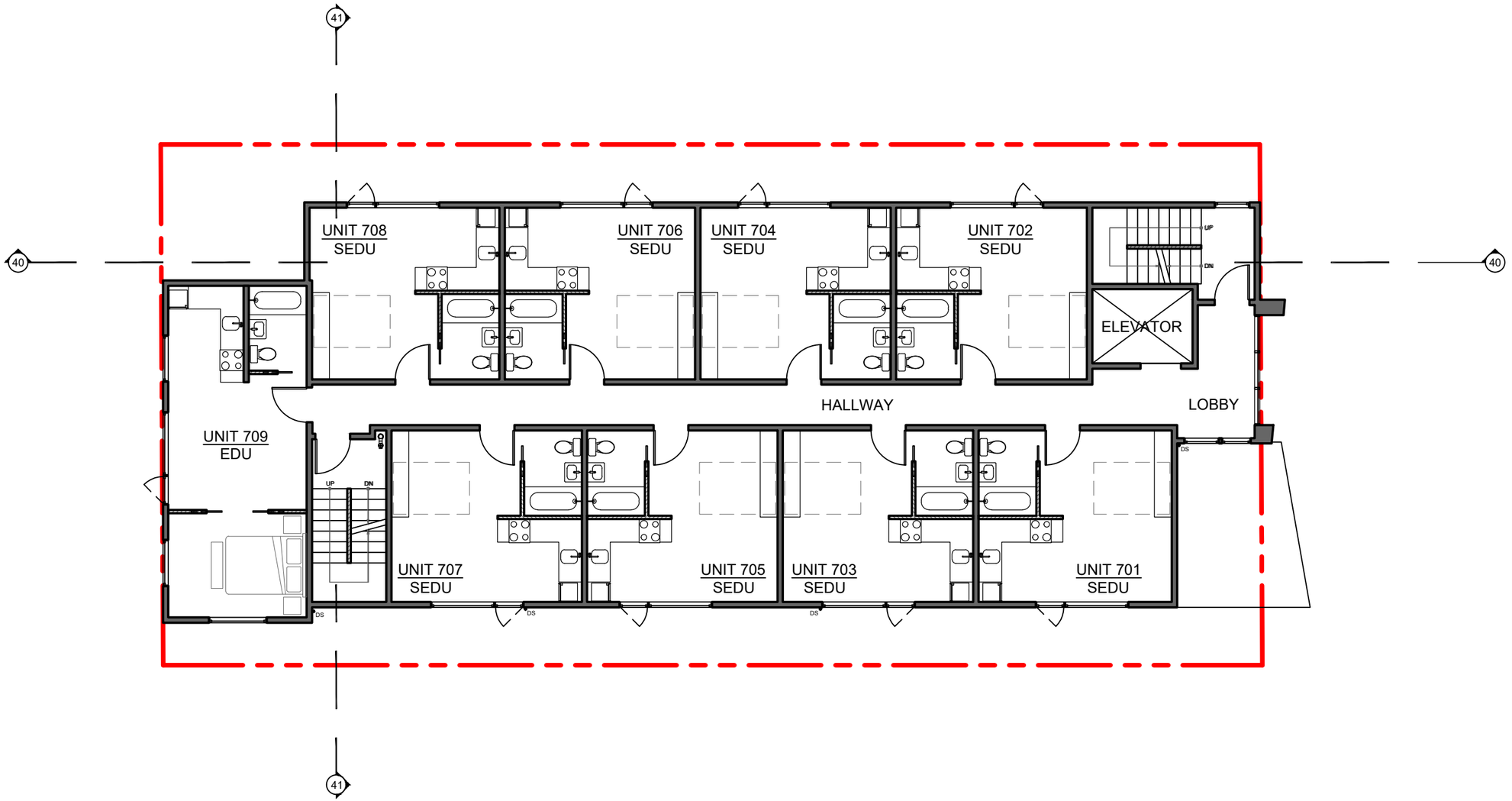
THIRD THROUGH FIFTH FLOOR



SIXTH FLOOR

N

FLOOR PLANS



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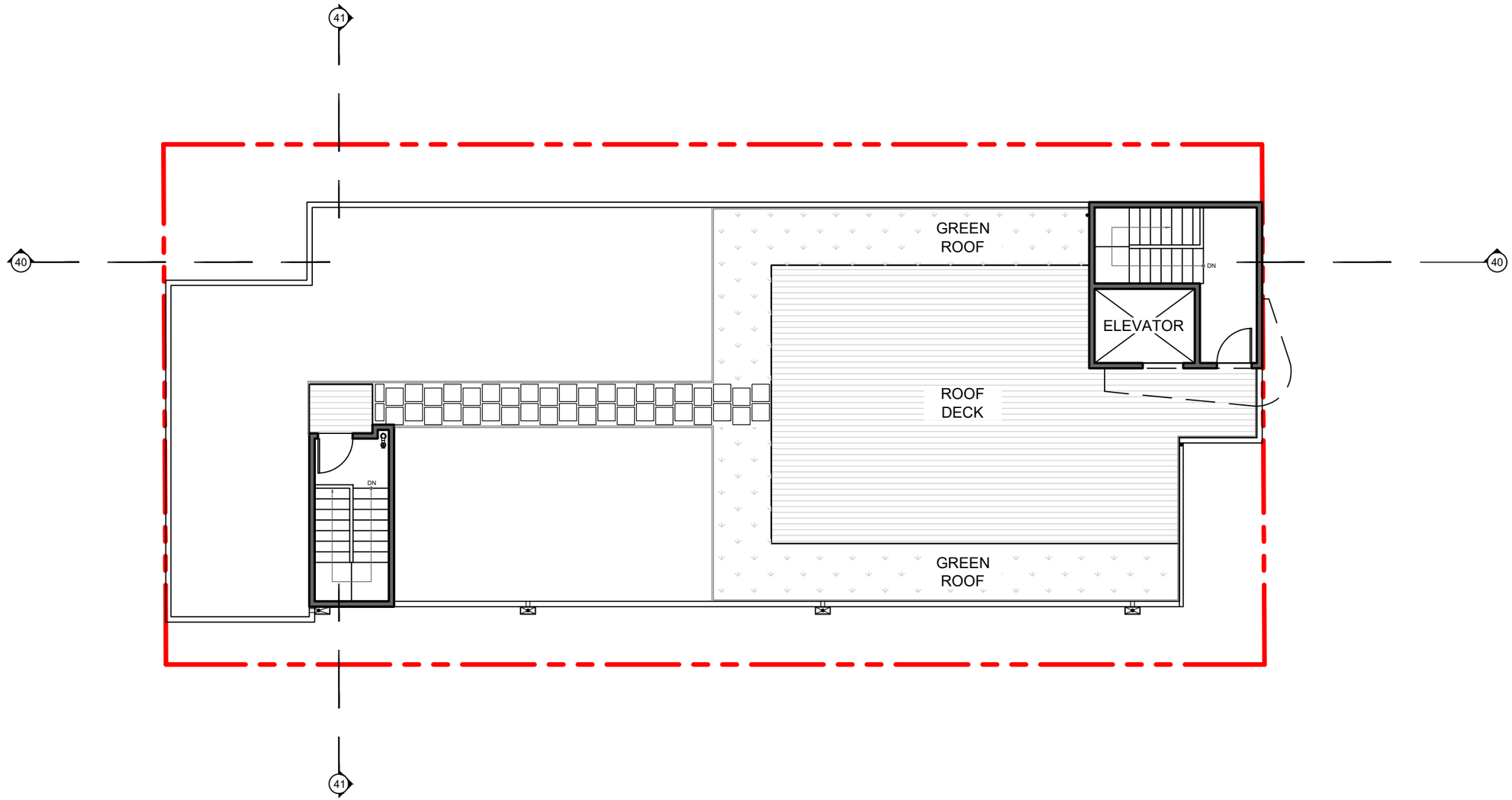
SEVENTH FLOOR



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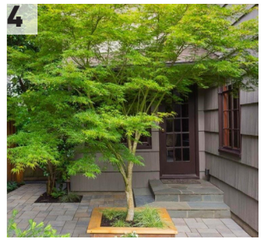
ROOF + COMMON DECK

LANDSCAPE PLANS

1 PAVERS - PARALLEL PLANTERS
FRONT ENTRY + SIDEYARDS

2 BENCHES + PLANTERS
ROOF DECK



3 ORANGEOLA JAPANESE MAPLE
ACER PALMATIUM “ORANGEOLA”
36” HT. MIN.

4 SEIRYU JAPANESE MAPLE
ACER PALMATIUM “SEIRYU”
4’ HT. MIN

5 TUPELO STREET TREE
NYSSA SYLVATICA
2” CAL

6 HORSETAIL REED GRASS
EQUISETUM HYMALE
1 GAL

7 BLUE OAT GRASS
HELIOTRICHON SEMPERVIRENS
1 GAL

8 BEARDTONGUE
PENSTEMON HETEROPHULLUS
‘ELECTRIC BLUE’
1 GAL

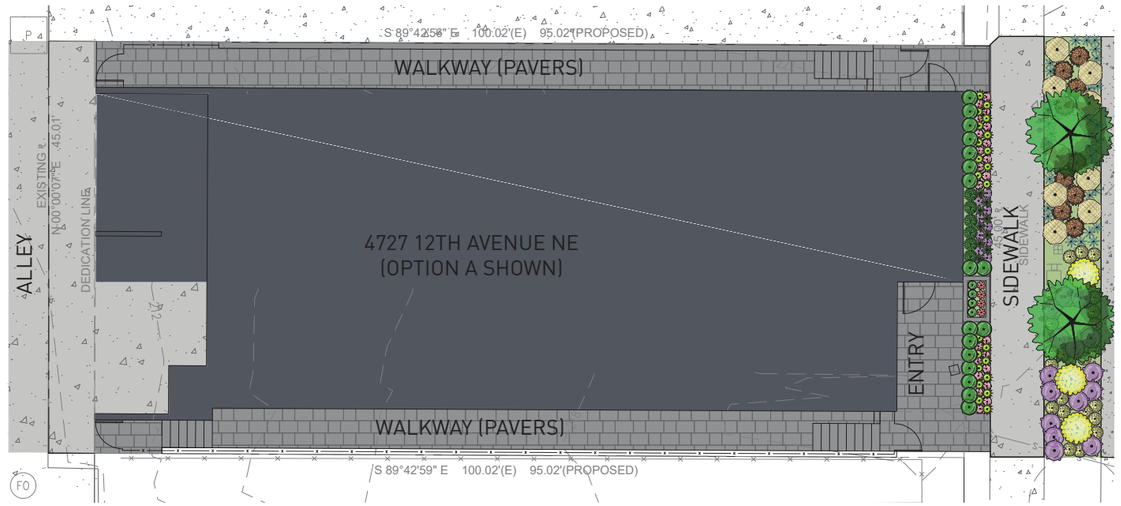
9 WICKWAR FLAME HEATHER
CALLUNA VULGARIS
1 GAL

10 EVERILLO JAPANESSE SEDGE
CAREX OSHIMENSIS
1 GAL

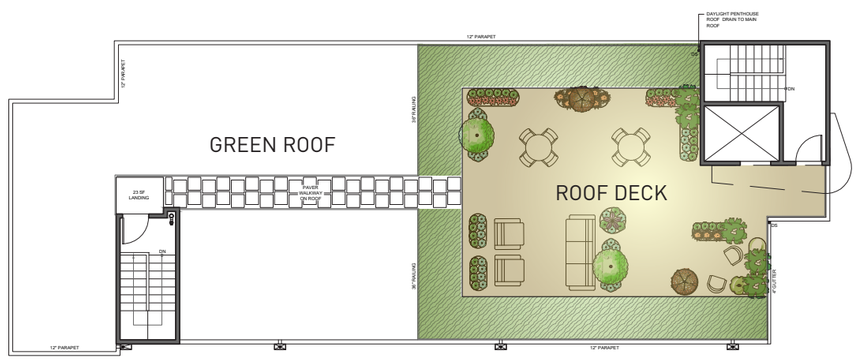
11 PINK SPRING HEATHER
ERICA CARNEA
1 GAL

N

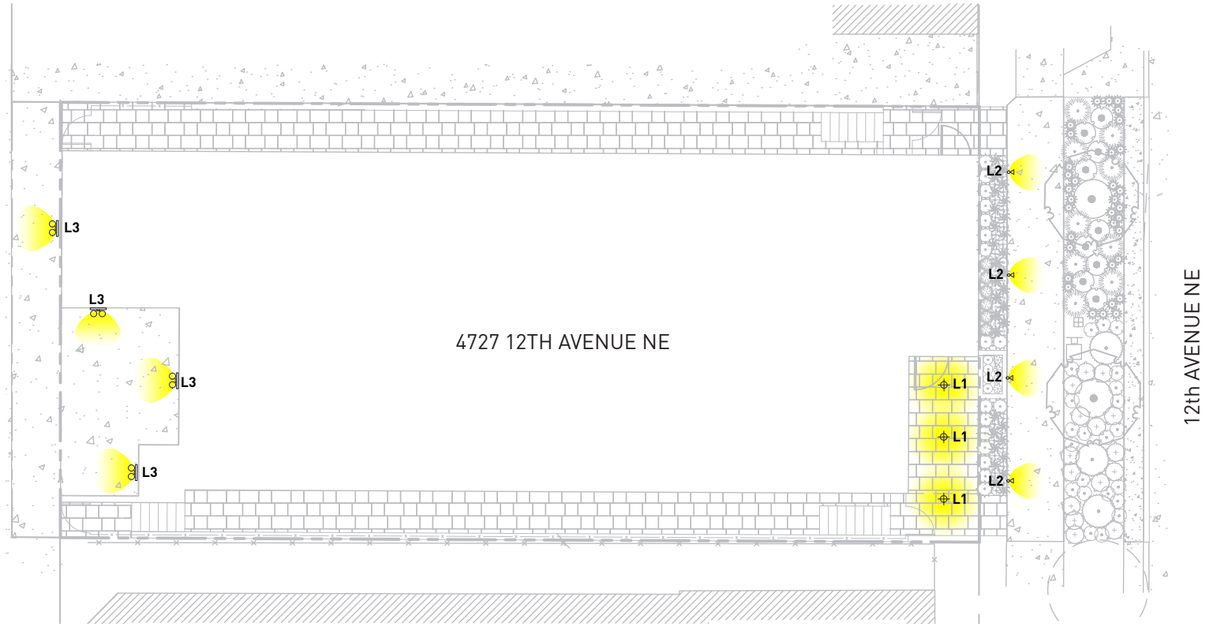
GROUND LEVEL LANDSCAPE PLAN



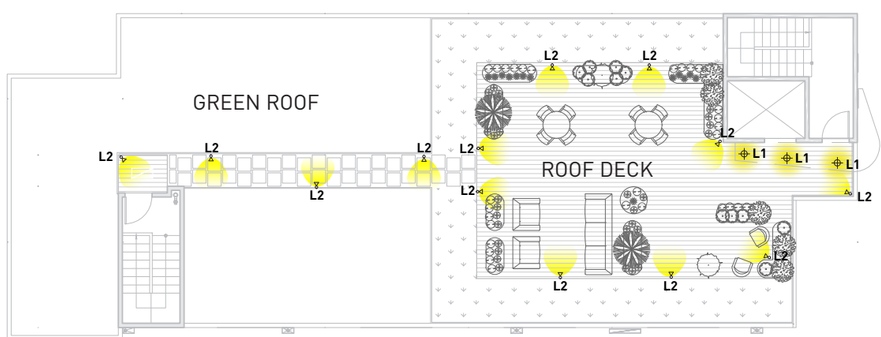
ROOF LEVEL LANDSCAPE PLAN



GROUND LEVEL EXTERIOR LIGHTING PLAN



ROOF LEVEL EXTERIOR LIGHTING PLAN



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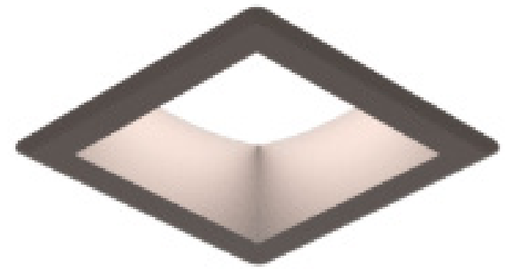
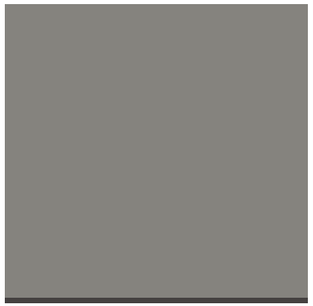
L1: RECESSED CANOPY LIGHTS



L2: LANDSCAPE LIGHTS

L3: SECURITY LIGHTS

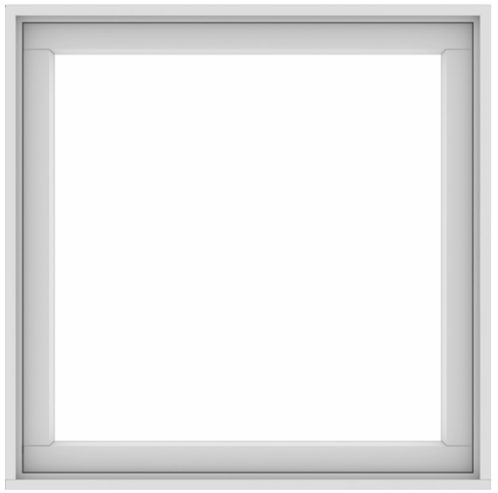
A - METAL SIDING
MCELROY
STANDING SEAM METAL SIDING
- SLATE GREY, LOW-LUSTRE



B - HARDIE PANEL SIDING
JAMES HARDIE
HARDIE PANEL SIDING - WHITE

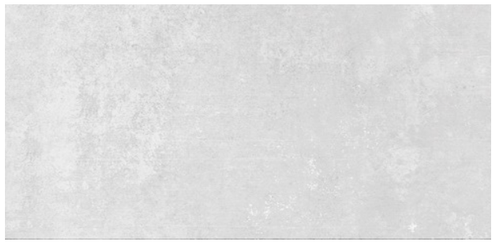
C - COMPOSITE WOOD SIDING
WOODTONE
COMPOSITE WOOD SIDING -
ASPEN RIDGE

VINYL WINDOW
ANDERSEN 100 SERIES
VINYL WINDOW - WHITE

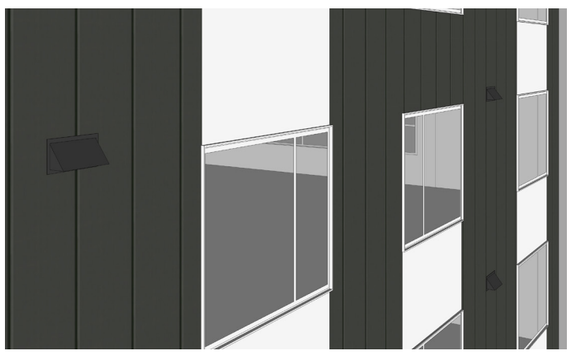


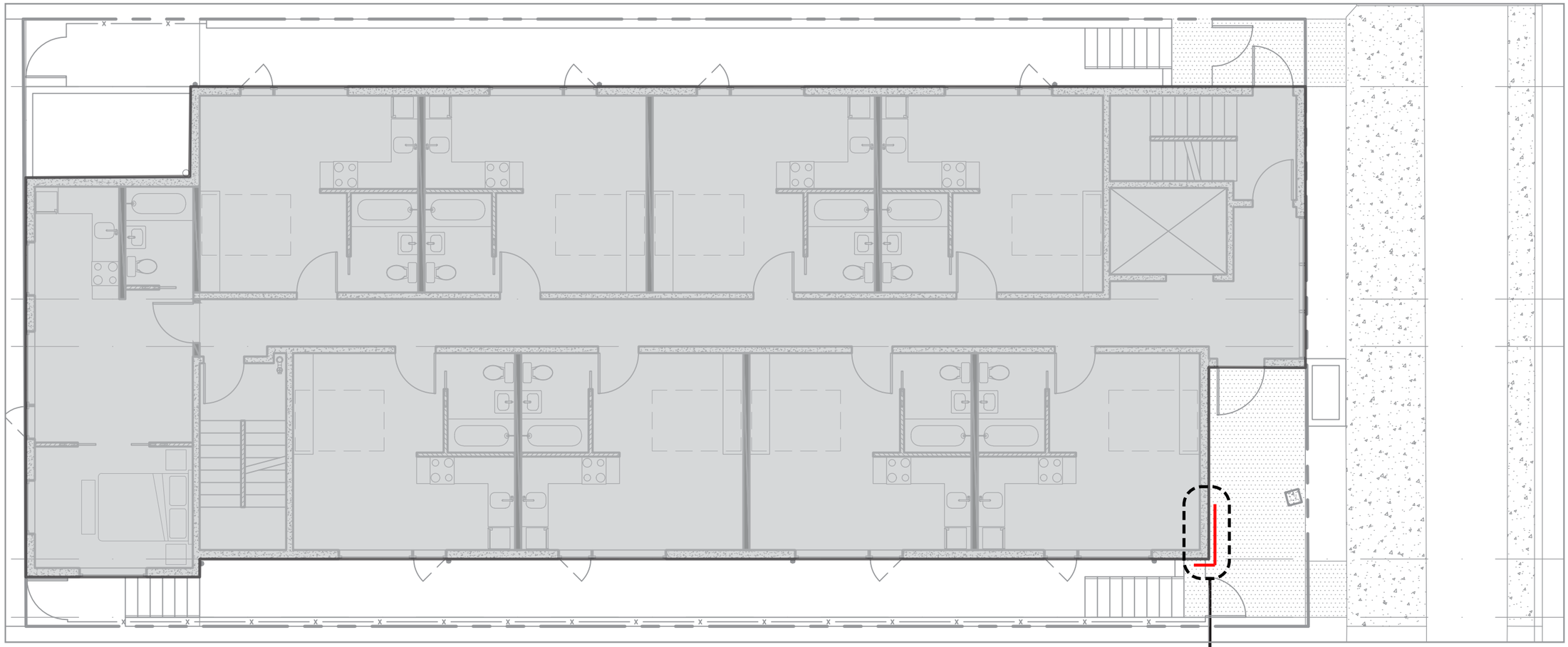
D - CAST CONCRETE
POURED CONCRETE BASEMENT
AND FOUNDATION,
COLUMN FEATURES

E - CEMENT PLASTER
SMOOTH TROWELED CEMENT
PLASTER STUCCO FINISH AT
BALCONY EDGES - TITANIUM



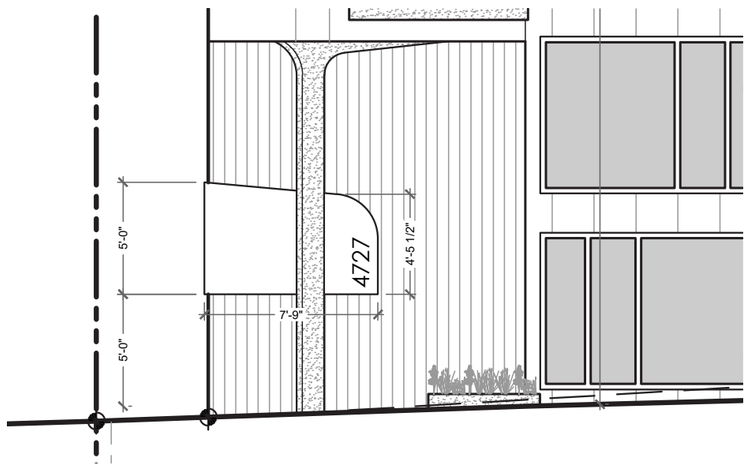
F - SHEET METAL VENT
SHEET METAL VENT COVER
COLOR MATCHED TO
METAL SIDING





ENTRY SIGNAGE LOCATION

RENDERED ENTRY SIGNAGE



ENTRY SIGNAGE ELEVATION

ENTRY SIGNAGE SHALL CONTAIN PROJECT ADDRESS NUMBERS AND SHALL BE LOCATED AT PROJECT ENTRANCE OFF OF SIDEWALK. THE SIGN SHALL BE MADE OF BENT SHEET METAL AND ATTACHED DIRECTLY TO THE WALL. THE METAL WILL BE PAINTED SHERWIN WILLIAMS 6242 "BRACING BLUE" OR EQUAL.

OVERHEAD WEATHER PROTECTION NOT SHOWN FOR CLARITY.

12th AVENUE NE RENDERING LOOKING SOUTH


4727
MOTEL

ENTRY RENDERING

MOTEL
8'-2" CLEARANCE

EXTERIOR ELEVATIONS

SEE SHEET 30 FOR MATERIAL SAMPLE COLORS AND SPECIFICATIONS

A - GREY METAL SIDING
B - WHITE HARDIE-PANEL
C - COMPOSITE WOOD
D - CAST CONCRETE
E - CEMENT PLASTER
F - COLOR MATCHED SHEET METAL VENT COVER
G - WHITE METAL CANOPY

12TH AVE NE

SEE SHEETS 40+41 FOR BUILDING HEIGHTS

SOUTH

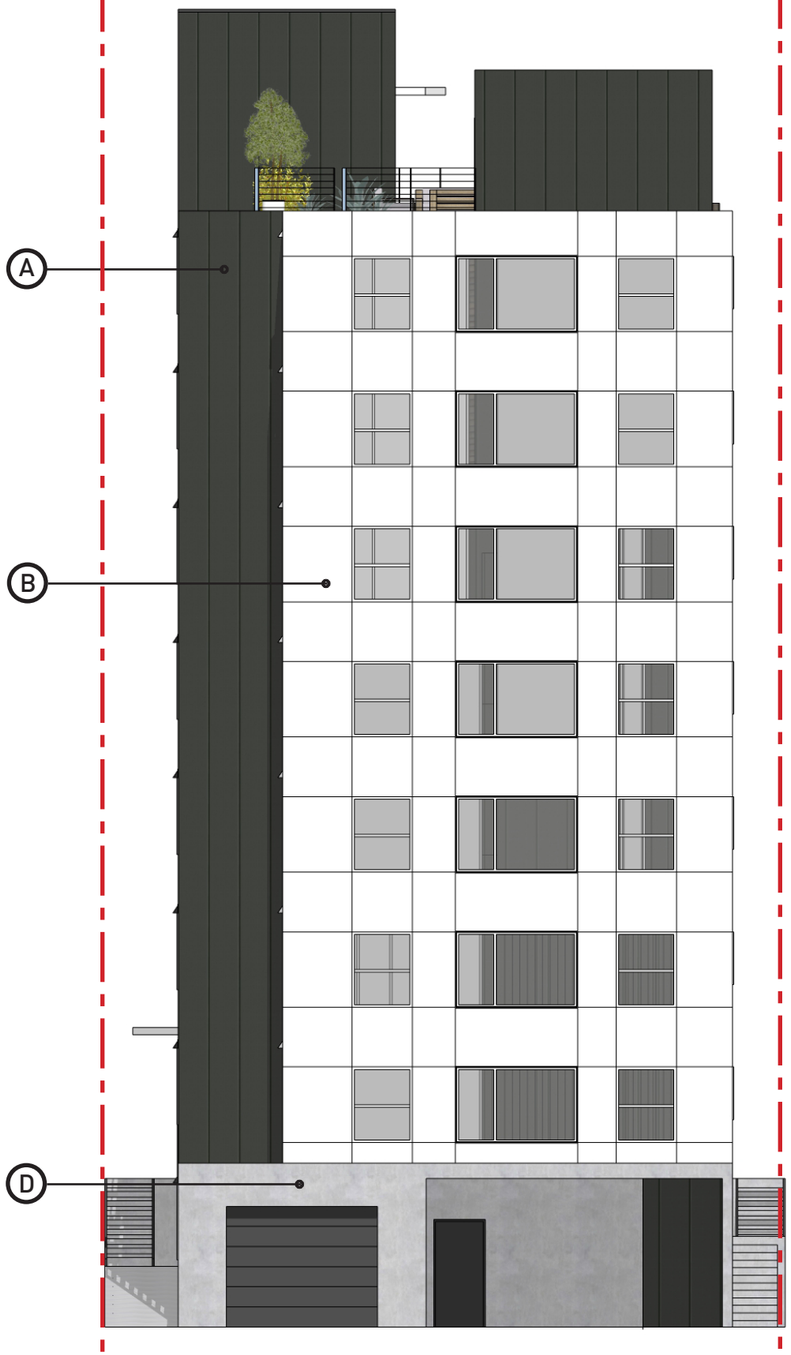
NORTH

EXTERIOR ELEVATIONS

SEE SHEET 30 FOR MATERIAL SAMPLE COLORS AND SPECIFICATIONS

A - GREY METAL SIDING
B - WHITE HARDIE-PANEL
C - COMPOSITE WOOD
D - CAST CONCRETE
E - CEMENT PLASTER
F - COLOR MATCHED SHEET METAL VENT COVER
G - WHITE METAL CANOPY

EAST



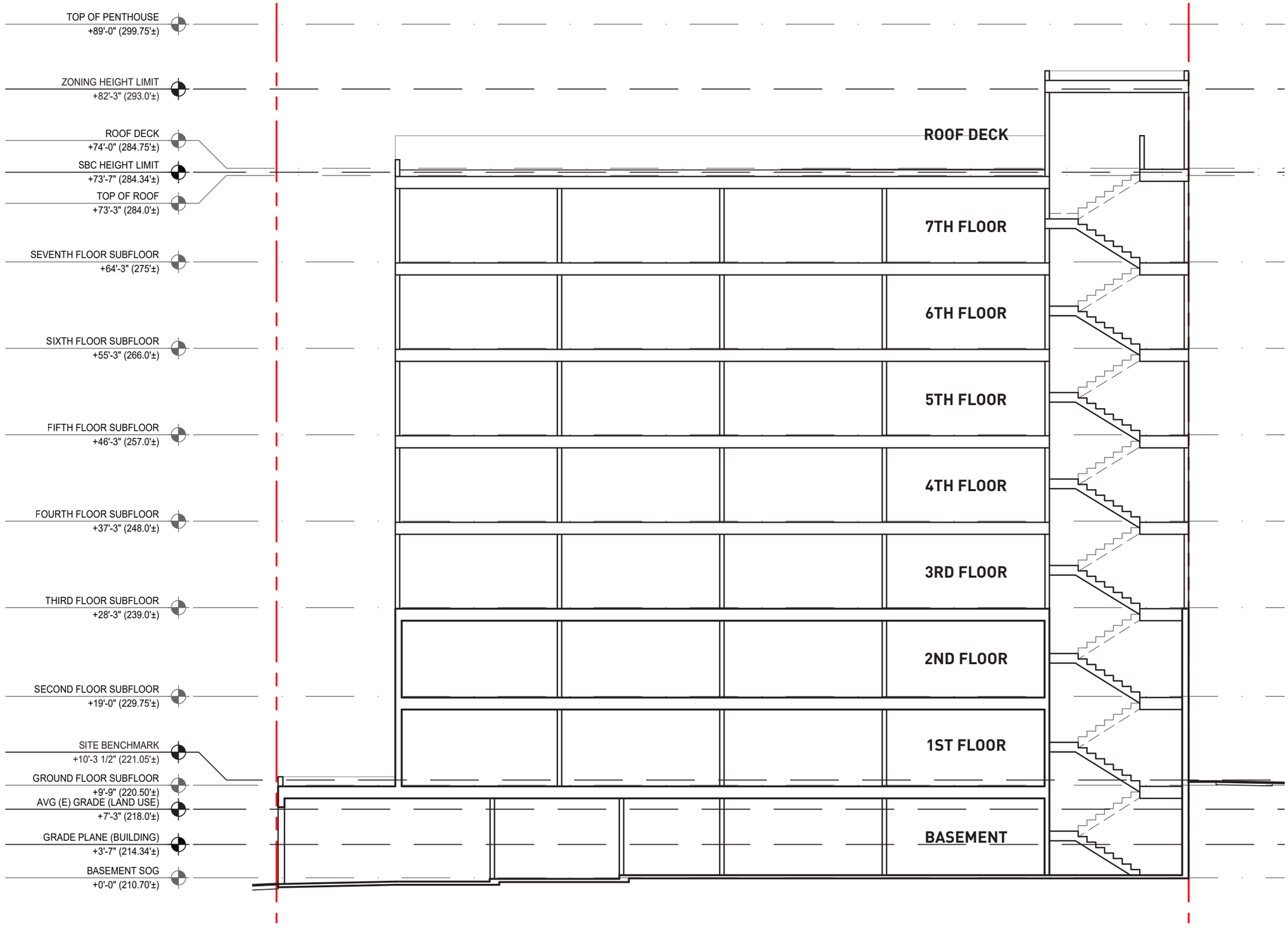
WEST

SEE SHEETS 40+41 FOR BUILDING HEIGHTS

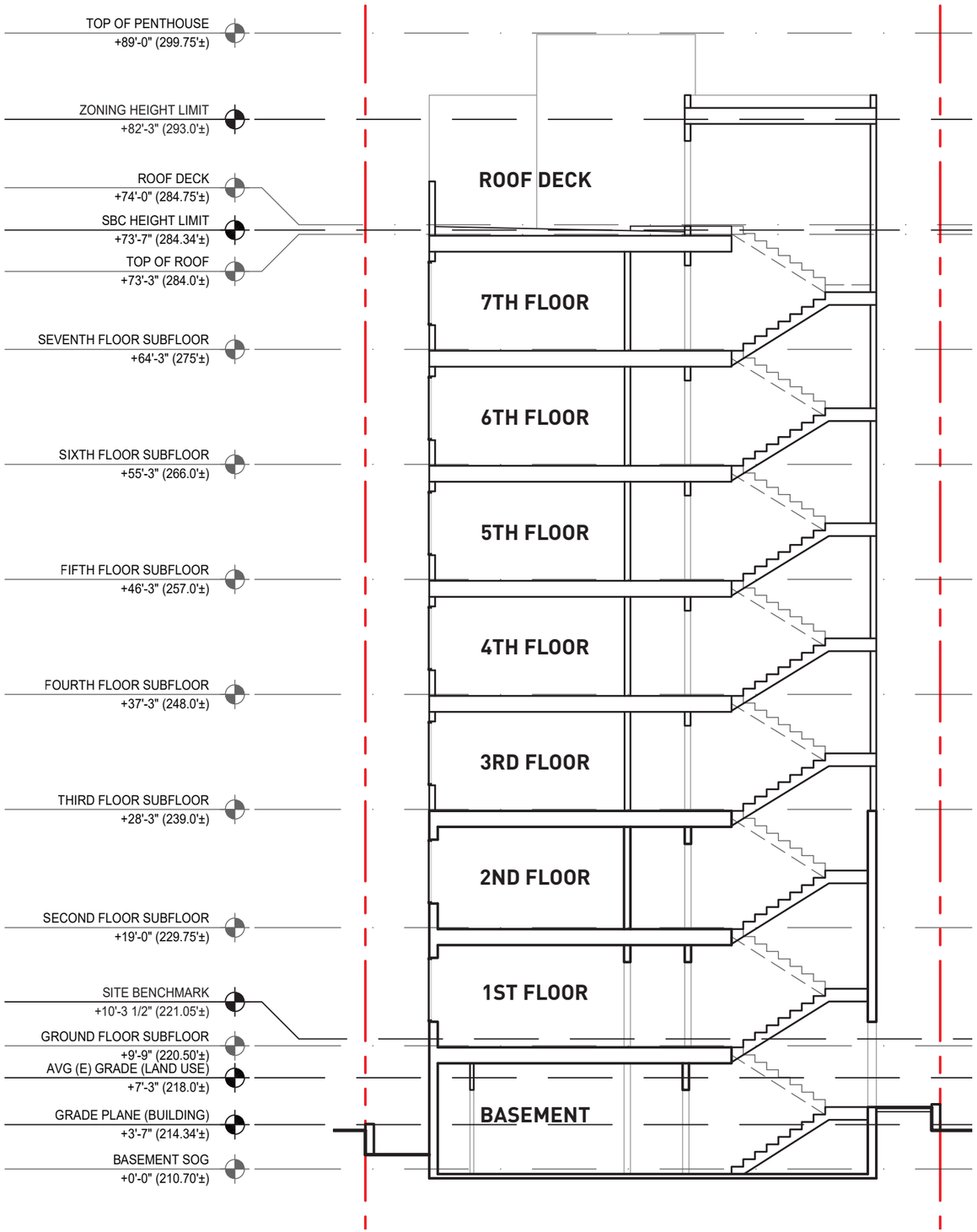
SOUTH ADJACENCY DIAGRAM

NORTH ADJACENCY DIAGRAM

BUILDING SECTIONS



LONGITUDINAL SECTION



TRANSVERSE SECTION